



AGENDA, TROY CITY COUNCIL
MONDAY, MARCH 7, 2016, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

excuses by motion/second/roll call vote

- PUBLIC HEARINGS:**
- O-8-2016 Rezone part of OL 436: Parcel D08-100722 from M-2, Light Industrial District, and R-4, Single-Family Residence District, to M-2, Light Industrial District.; Parcel D08-100730 from R-4, Single-Family Residence District, to M-2, Light Industrial District
 - O-9-2016 Rezone IL 10577 from County Zoning A-2, General Agriculture, & F-1, Flood Plain, to City zoning R-4, Single Family Residential District (Huelskamp Farm)
 - O-10-2016 Rezone IL 10575 and IL 10576 from County Zoning of F-1, Flood Plain, to the City Zoning of B-1, Local Retail District. (Two parcels of City property adjacent to Treasure Island Park)
 - O-11-2016 Amending fence provisions and Zoning Code to clarify fences are accessory structure under the Zoning Code

SUMMARY OF MINUTES

February 16, 2016 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two minute limit

RESOLUTIONS

- R-9-2016 Consent to assignment of water tower maintenance agreements from Caldwell Tanks, Inc. to Utility Service Company, Inc. 1st Reading
- R-10-2016 Resolution of Necessity for Phase 9 of the Sidewalk Improvement Program 1st Reading
- R-11-2016 Authorizing bidding for the McKaig Road Improvement Project, \$1,500, 000 1st Reading

ORDINANCES

- O-8-2016 Rezone part of OL 436: Parcel D08-100722 from M-2, Light Industrial District, and R-4, Single-Family Residence District, to M-2, Light Industrial District.; Parcel D08-100730 from R-4, Single-Family Residence District, to M-2, Light Industrial District, owner Hobart Institute of Welding Technology PUBLIC HEARING 3-7-2016 2nd Reading
- O-9-2016 Rezone IL 10577 (Huelskamp Farm) from County Zoning A-2, General Agriculture, & F-1, Flood Plain, to City zoning R-4, Single Family Residential District PUBLIC HEARING 3-7-2016 2nd Reading
- O-10-2016 Rezone IL 10575 and IL 10576 from County Zoning of F-1, Flood Plain, to the City Zoning of B-1, Local Retail District. (Two parcels of City property adjacent to Treasure Island Park) PUBLIC HEARING 3-7-2016 2nd Reading
- O-11-2016 Amending fence provisions and Zoning Code to clarify fences are accessory structure under the Zoning Code PUBLIC HEARING 3-7-2016 2nd Reading
- O-12-2016 Accept Final Plat and Dedication of Right-of-Way, Edgewater Subdivision Section 8 1st Reading
- O-13-2016 Authorizing paying off of two bonds ahead of schedule EMERGENCY 1st Reading
- O-14-2016 Declaring certain vehicles and equipment as surplus and authorizing sale of items 1st Reading
- O-15-2016 Dedication of Waterline Easements and Sanitary Sewer Easements, W. Main & Stanfield Rd., front of Meijer Store EMERGENCY 1st Reading

3-7-2016

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

Date of Meeting: March 7, 2016

Troy City Council Meeting

DESCRIPTION	RESOLUTION NO.	1ST READING	2ND READING	3RD READING	PUBLIC HEARING	SUSPENSION	ADOPTION
Assignment of water tower mtn. agreements	R-9-2016						
Necessity- Sidewalks Phase 9	R-10-2016						
Bid McKaig III	R-11-2016						
	ORDINANCE NO.						
Rezoning - Hobart Inst. of Welding Tech property	O-8-2016	2/16/2016			3/7/2016		
Rezoning - Huelskamp Farm to City Zoning	O-9-2016	2/16/2016			3/7/2016		
Rezoning - area at T1 Park to City Zoning	O-10-2016	2/16/2016			3/7/2016		
Ordinance amendments related to fence provisions	O-11-2016				3/7/2016		
Final Plat Edgewater 8	O-12-2016						
Paying off bonds ahead of schedule	O-13-2016						
Sale of Surplus Property	O-14-2016						
Utility Easements - W Main (Meijer)	O-15-2016						

MINUTES OF COUNCIL

A regular session of Troy City Council was held Tuesday, February 16, 2016, at 7:00 p.m. in Council Chambers.

Members Present: Heath, Kendall, Oda, Phillips, Schweser, Snee, Terwilliger, Tremblay and Twiss.

Presiding Officer: Martha A. Baker President of Council

Others Present: Michael L. Beamish, Mayor
 Patrick E. J. Titterington, Director of Public Service and Safety
 Grant D. Kerber, Director of Law
 John E. Frigge, Auditor

INVOCATION: The meeting began with an invocation given by Mr. Phillips, followed by the Pledge of Allegiance led by Boy Scouts from Troop 365 of St. Patrick Catholic Church. The scouts were recognized for their following service to the community: In November-December 2015, Eagle Scout Joe Pascale and St. Patrick's Catholic Church Troop 365 completed a service project of major benefit to the City. The scouts attached over 1,320 4" adhesive curb markers to the catch basins and curb inlets within Troy's vital aquifer protection zones. These markers remind citizens to help protect our drinking water supply by providing a colorful and noticeable reminder to engage in "NO DUMPING, DRAINS TO GROUNDWATER".

MINUTES: The Clerk gave a summary of the minutes of the February 1, 2016 meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Phillips, seconded by Mr. Twiss, to approve these minutes. Motion passed by unanimous roll call vote.

COMMITTEE REPORTS

Safety & Health Committee: Mrs. Oda, Chairman, reported regarding amending Chapter 1501 of the Codified Ordinances, the Fire Prevention Code, to require that owners of residential rental properties equip rental properties with carbon monoxide (CO) detectors. The Fire Chief had anticipated that the State of Ohio would adopt the new International Fire Code, which requires the installation of the detector by the owners of rental properties, and that provision would then have impacted Troy landlords. As that has not taken place, we were asked to consider establishing the provision using the language of the International Fire Code. The request also included re-establishing a Fire Code penalty provision that had inadvertently been eliminated in a prior Fire Code update.

MAJORITY REPORT:

The undersigned support the recommendation that CO detectors be required for residential rental units as discussed herein. We recognize that certain items can be set forth in lease agreements, but in the interest of tenants renting homes that have safety features, we recommend that legislation be prepared to amend Ordinance Chapter 1501 to include provisions related to requirements for carbon monoxide detectors in residential rental units. We further support not deferring action until the State includes the provision in the next State Fire Code. So that the penalty provision inadvertently deleted is re-instated, we recommend that it be included in the legislation. To ensure immediate compliance, we support emergency legislation.

Signed by Terwilliger and Heath.

MINORITY REPORT:

It is my position that this issue should not be legislated, but is a matter that should be clearly defined in writing in any lease agreement between a landlord and renter, setting forth the responsibilities of each. Therefore, I do not support legislation to amend Ordinance Chapter 1501 to include provisions related to carbon monoxide detectors as proposed by City staff.

Signed by Oda.

Discussion.

In response to Mr. Schweser, Mr. Kerber advised that if a violator is found guilty of a fourth degree misdemeanor, the court can impose jail time and a fine. However, it was explained that the Fire Department will be working with property owners and tenants with a goal of education and voluntary compliance.

Chief Simmons commented that the process will be similar to when smoke detectors were required, and the Fire Department staff worked through a process of educating citizens and property owners. It was also noted that the proposed language is the same as the pending International Fire Code that the City would follow.

Streets the Sidewalk Committee: Mr. Phillips, Chairman, reported as follows:

- 1) Committee recommends legislation be prepared authorizing the final assessment for Phase VIII of the Sidewalk Improvement Program as that project is complete.
- 2) Committee recommends legislation be prepared authorizing the Director of Public Service & Safety to enter into an agreement with Choice One Engineering Corporation for the design of the North Market Street Improvement Project, Phase II in an amount not to exceed \$120,000.

Reports signed by Heath, Snee and Phillips.

Utilities Committee: Mr. Tremblay, Chairman, reported that Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the construction of a new 0.75 million gallon water tower to be located in the Extra High Service Area, and will be constructed on West Stanfield Road, at a cost not to exceed \$2,750,000.

Report signed by Terwilliger, Twiss and Tremblay.

CITIZEN COMMENTS:

-Bob Huffman, attorney for Jean Bishop, grandmother of the Bishop and Jones girls who lost their lives a year ago to CO poisoning spoke in support of the CO legislation. He commented that there was a 76 year old furnace in the residence in which Mrs. Bishop and her grandchildren lived, the flue was blocked, adequate heat was not provided, and the furnace had not been serviced. Mr. Huffman commented that landlords are to provide safe venting and heating for tenants, and does not feel that in the real world negotiating between landlord and tenant is feasible for safety, and it cannot be assumed that every landlord puts a tenant first, so there needs to be safeguards to provide safe places to live for the poor and disadvantaged.

-Lester Conard, 1210 S. Clay Street, stated his opinion that if the hospital did not diagnose Mrs. Bishop correctly the kids would not have died. Now the City is putting a lot on landlords and maybe the City does not want landlords. Regarding O-11-2016, he asked how an area would be kept from flooding if the flood plain zoning was changed.

RESOLUTION NO. R-7-2016

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH CHOICE ONE ENGINEERING CORPORATION OF SIDNEY, OHIO FOR THE DESIGN OF THE NORTH MARKET STREET IMPROVEMENT PROJECT, PHASE 2

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Oda, Heath, Snee, Twiss, Terwilliger, Schweser, Tremblay, Phillips and Kendall.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Heath, Snee, Twiss, Terwilliger, Schweser, Tremblay, Phillips, Kendall and Oda.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-8-2016

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF A 0.75 MILLION GALLON WATER TOWER TO BE LOCATED IN THE EXTRA HIGH SERVICE AREA

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Tremblay.

Yes: Snee, Twiss, Terwilliger, Schweser, Tremblay, Phillips, Kendall, Oda and Heath.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.

Yes: Twiss, Terwilliger, Schweser, Tremblay, Phillips, Kendall, Oda, Heath and Snee.

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-5-2016

ORDINANCE ACCEPTING THE FINAL PLAT OF NOTTINGHAM SUBDIVISION, SECTION NINE AND DEDICATING A RIGHT-OF-WAY

This Ordinance was given first title reading on February 1, 2016.

Given second title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Tremblay.

Yes: Terwilliger, Schweser, Tremblay, Phillips, Kendall, Oda, Heath, Snee and Twiss.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.

Yes: Schweser, Tremblay, Phillips, Kendall, Oda, Heath, Snee, Twiss and Terwilliger.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-6-2016

ORDINANCE AMENDING CHAPTER 1501 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO RELATED TO CARBON MONOXIDE ALARMS AND PENALTY PROVISIONS, AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Kendall moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Tremblay, Phillip, Kendall, Heath, Snee, Twiss, Terwilliger and Schweser.

No: Oda.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Phillips, Kendall, Heath and Snee, Twiss, Terwilliger, Schweser and Tremblay.

No: Oda.

ORDINANCE ADOPTED

ORDINANCE NO. O-7-2016

ORDINANCE LEVYING ASSESSMENTS FOR PHASE VIII OF THE SIDEWLAK IMPROVEMENT PROGRAM

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Kendall, Oda, Heath, Snee, Twiss, Terwilliger, Schweser, Tremblay and Phillips.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Tremblay.

Yes: Oda, Heath and Snee, Twiss, Terwilliger, Schweser, Tremblay, Phillips and Kendall.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-8-2016

ORDINANCE CHANGING THE ZONING OF PART OF OUTLOT 436 (PARCEL DO8-100722 AND PARCEL DO8-100730) IN THE CITY OF TROY, OHIO FROM M-2, LIGHT INDUSTRIAL DISTRICT, AND R-4, SINGLE FAMILY RESIDENCE DISTRICT, TO THE ZONING OF M-2, LIGHT INDUSTRIAL DISTRICT

This Ordinance was given first title reading.

ORDINANCE NO. O-9-2016

ORDINANCE CHANGING THE ZONING OF INLOT 10577 IN THE CITY OF TROY, OHIO FROM THE MIAMI COUNTY, OHIO ZONING OF A-2 AND F-1 TO THE CITY ZONING OF R-4, SINGLE FAMILY RESIDENTIAL DISTRICT

This Ordinance was given first title reading.

ORDINANCE NO. O-10-2016

ORDINANCE CHANGING THE ZONING OF INLOTS 10575 AND 10576 IN THE CITY OF TROY, OHIO FROM THE MIAMI COUNTY, OHIO ZONING OF F-1, FLOOD PLAIN, TO THE CITY ZONING OF B-1, LOCAL RETAIL DISTRICT

This Ordinance was given first title reading.

ORDINANCE NO. O-11-2016

AN ORDINANCE AMENDING SECTIONS 521 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO AND SECTIONS 1133 AND 1151 OF THE ZONING CODE OF THE CITY OF TROY, OHIO RELATED TO FENCES

This Ordinance was given first title reading.

COMMENTS OF MAYOR BEAMISH:

Mayor Beamish noted that the kickoff for the 40th Troy Strawberry Festival was held February 16.

COMMENTS OF PRESIDENT OF COUNCIL:

Mrs. Baker congratulated retiring firefighter Tod Bierly.

Mrs. Baker noted that Meet the Candidate events will be held February 23 and 24.

There being no further business, the meeting adjourned at 7:38 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council
FROM: Community & Economic Development Committee
SUBJECT: FINAL PLAT – EDGEWATER SUBDIVISION SECTION 8

DATE: February 16, 2016

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met on February 16 regarding the recommendation of the Troy Planning Commission that the final plat of Section 8 of the Edgewater Subdivision be approved. The plat is in general accordance with the approved preliminary plan. There would be a total of 20 building lots in Section 8. This is the final section of this subdivision.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the final plat of Edgewater Subdivision Section 8 as presented, including the dedication of the right-of-way.

Respectfully submitted,

Thomas M. Kendall

John W. Schweser

William C. Twiss, Chairman
Community & Economic Development Committee

DETAILED REPORT:

This Committee met on February 16, 2016, regarding the recommendation of the Troy Planning Commission that the final plat of Section 8 of the Edgewater Subdivision be approved. Also attending the meeting were Mayor Beamish, Council President Baker, the Director of Law, Council Members Phillips and Tremblay, the Director of Public Service and Safety, members of the City staff, and a citizen.

This final plat is in general accordance with the approved preliminary plan. The plat was submitted by Keystone Land Development, Inc., Frank Harlow, President. This is the final section of this subdivision. Other details are:

- Section Eight consists of 6.1558 acres.
- There will be 20 building lots on 5.0951 acres.
- The zoning is R-4, Single-Family Residence District, with a minimum lot size of 9,000 square feet, with actual lot sizes ranging from 10,075 square feet to 20,050 square feet.
- The plat includes dedication of 1.0607 acres of right-of-way. That would include right-of-way dedication on Amberwood Drive, Parklawn Court and Shady Tree Drive.
- All parkland was for this development was dedicated with Section One.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the final plat of Edgewater Subdivision Section 8 as presented, including the dedication of the right-of-way.

Cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: February 29, 2016

FROM: Finance Committee

SUBJECT: SALE OF SURPLUS ITEMS

SUMMARY: *(to be read at Council meeting)*

On February 29 this committee met to review the request that some excess public property be declared surplus and offered for sale.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared declaring the below listing as surplus items no longer needed for a public purpose and authorizing the Director of Public Service and Safety to advertise for the sale of the items listed.

Respectfully submitted,

John W. Schweser

Douglas W. Tremblay

Thomas M. Kendall, Chairman
Finance Committee

DETAILED REPORT:

On February 29, 2016, this Committee met to consider a request that some excess items be declared surplus and offered for sale. The meeting was also attended by Mayor Beamish, Council President Baker, Council Members Heath, Oda, Phillips, and Terwilliger, and members of the City staff.

The Committee reviewed the attached listing of vehicles and equipment that are not needed for any public purpose and the departments have asked that the items be declared as surplus and sold. As all of the listed items have an estimated value in excess of \$1,000, Council action is required to declare the items or material as surplus and authorize the sale. The City has had good success with the internet auction site, GovDeals, and we were advised staff intends to use that site to advertise these items.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared declaring the below listing as surplus items no longer needed for a public purpose and authorizing the Director of Public Service and Safety to advertise for the sale of the items listed.

cc: Council
Mayor
Mr. Kerber
Mr. Frigge
Mr. Titterington
Clerk
Staff, media, file

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>EST.VALUE</u>
1	1998 Ford Taurus 4-door sedan	\$ 1,000.00
2	2010 Ford Crown Victoria 4-door sedan	\$ 4,000.00
3	2000 Dodge Intrepid 4-door sedan	\$ 1,000.00
4	2003 Progressiv T-65 Bat Wing Mower	\$ 1,000.00
5	1991 Grumman Pumper Fire Truck, Cummins LTA-10 Engine, 1,500 GPM pump, 600 Gallon Tank	\$ 10,000.00

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: March 3, 2016

FROM: Streets & Sidewalks Committee

SUBJECT: BIDDING AUTHORIZATION – MCKAIG ROAD IMPROVEMENT PROJECT, PHASE III

SUMMARY REPORT: *(to be read at Council meeting)*

On March 3 this Committee met to review the bidding request for the McKaig Road Improvement Project, Phase III. The project area is McKaig Road from Madison Street to the alley west of Lake Street. The project scope includes roadway reconstruction, utilities, new LED school zone signals, retaining walls if necessary and sidewalk, curb and gutter. \$525,000 of the project cost will be funded by a grant from the Ohio Public Works Commission. The final design estimate is \$1,500,000. This exceeds the budgeted amount, which was based on a two year old estimate, and did not include replacement of the school zone signals or storm sewers. A future reappropriation may be required, but funds are available within the applicable fund balances.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the McKaig Road Improvement Project, Phase III at a cost not to exceed \$1,500,000.

Respectfully submitted,

Brock A. Heath

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

On March 3, 2016 this Committee met to review the bidding request for the McKaig Road Improvement Project, Phase III. The meeting was also attended by Mayor Beamish, the Director of Public Service and Safety, and members of the City staff.

The project area is approximately 1,840 lineal feet of McKaig Road from Madison Street (i.e. railroad tracks) to the alley west of Lake Street. The project scope includes roadway reconstruction, utilities, new LED school zone signals, retaining walls if necessary and sidewalk, curb and gutter. \$525,000 of the project cost will be funded by a grant from the Ohio Public Works Commission (OPWC). The engineer's estimate of \$1,500,000 exceeds the \$1,215,000 budgeted for this project for several reasons. The estimates are two years old, did not include replacement of the school zone signals, were originally estimated without a storm water analysis, the utilities will be built to accommodate any future realignment of the McKaig Road and Ridge Avenue intersection, or contingency funds. A future reappropriation may be required, but funds are available within the applicable fund balances. In regard to the roadway realignment, it was specifically noted that a realignment is not part of this project, nor has it been designed or included in the five-year project planning. Including a small amount of electrical work while the roadway is under construction should preclude a future need to tear up the middle of the roadway if the roadway should ever be realigned.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the McKaig Road Improvement Project, Phase III at a cost not to exceed \$1,500,000.

Cc: Council
Mayor
Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: February 29, 2016

FROM: Streets & Sidewalks Committee

SUBJECT: SIDEWALK REPLACEMENT PROGRAM, RESOLUTION OF NECESSITY FOR PHASE 9

SUMMARY REPORT: *(to be read at Council meeting)*

On February 29 this Committee met to consider recommending the Resolution of Necessity for Phase 9 of the Sidewalk Replacement Program. Phase 9 includes 120 parcels as described in the detailed report. These property owners would be given a time period to obtain a permit for the work; thereafter the repairs would be made by the City.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that the Resolution of Necessity be prepared regarding the sidewalks in Phase 9 of the Sidewalk Replacement Program.

Respectfully submitted,

Brock A. Heath

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

On February 29, 2016 this Committee met to consider a Resolution of Necessity for Phase 9 of the Sidewalk Replacement Program. Also attending the meeting were Mayor Beamish, Council President Baker, all members of Council, the Director of Public Service and Safety, and members of the City staff.

This program is to replace raised, cracked and otherwise dangerous sidewalks that have a liability potential for the property owners and the City. State law requires the property owner to keep the abutting sidewalk in good repair. Phase 9 includes 120 parcels in the areas along South Plum Street, South Cherry Street, South Walnut Street, and South Mulberry Street between Main Street and Franklin Street; South Market Street, South Walnut Street and South Mulberry Street between East Franklin Street and East Canal Street; and the area encompassed by South Market Street, East West Street, South Clay Street, Ross Street, and South Mulberry Street, which includes Young Street, Enyeart Street and Dakota Street. If a Resolution of Necessity is approved, property owners will be given a period to obtain the permit for the sidewalk work. Those permits are good for six months. Properties for which permits are not obtained will then be included in a sidewalk project bid by the City, with the property owners later paying the City for that work or having the cost assessed to the property tax.

RECOMMENDATION:

It is the recommendation of this Committee that the Resolution of Necessity be prepared regarding the sidewalks in Phase 9 of the Sidewalk Replacement Program.

Cc: Council
Mayor
Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council DATE: February 29, 2016
FROM: Utilities Committee
SUBJECT: ***AUTHORIZATION TO EXECUTE "REQUEST FOR CONSENT TO ASSIGNMENT" FORMS TO TRANSFER AGREEMENTS RELATED TO WATER TANK MAINTENANCE***

SUMMARY: *(to be read at Council meeting)*

On February 29 this committee met to review a request regarding transferring the water tank maintenance agreements from Caldwell Tanks, Inc. to Utility Service Company, Inc. (USCI). USCI would continue the terms of the existing maintenance agreements and honor all the terms and conditions.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to execute a Request for Consent to Assignment form related to each of the agreements with Caldwell Tanks, Inc. so that Caldwell Tanks, Inc. may transfer the water tank maintenance agreements to Utility Service Company, Inc.

Respectfully submitted,

John L. Terwilliger

William C. Twiss

Douglas W. Tremblay, Chairman
Utilities Committee

DETAILED REPORT:

On February 29, 2016, this Committee met regarding authorizing the Director of Public Service and Safety to execute Request for Consent to Assignment forms to transfer water tank maintenance agreements from Caldwell Tanks, Inc. to Utility Service Company, Inc. (USCI). The meeting was also attended by Mayor Beamish, Council President Baker, all Members of Council, the Director of Public Service and Safety, and members of the City staff.

In October of 2010 Troy City Council authorized a ten year water tank maintenance agreement with Caldwell Tanks, Inc. related to the Herrlinger Water Tower. In 2012 a similar agreement for a twenty year agreement was authorized for the maintenance of both the Stanfield and Barnhart towers and a wash out tank located at the Water Treatment Plant. These agreements provide for yearly inspection and maintenance of these tanks as well as an exterior painting during the life of the contracts. Caldwell Tanks, Inc. recently notified the City that the focus of the company will be on new tank construction and the company would not continue their tank maintenance operation. Caldwell Tanks, Inc. is transferring all of their maintenance contracts nationwide to USCI, which company is the largest tank maintenance provider in the nation. USCI will honor all the terms and conditions of the agreements between the City of Troy and Caldwell Tanks, Inc. Based on contacts with adjacent jurisdictions that are currently using USCI for similar services, City staff is quite comfortable that USCI will provide excellent service in carrying out the agreements. The Director of Law has reviewed all the assignment forms. We discussed that any future agreement for the yet to be constructed 0.75 million gallon tank would be subject to a separate agreement with USCI.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to execute a Request for Consent to Assignment form related to each of the agreements with Caldwell Tanks, Inc. so that Caldwell Tanks, Inc. may transfer the water tank maintenance agreements to Utility Service Company, Inc.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge
Mr. Titterington, Clerk, staff, media, file

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: February 29, 2016

FROM: Utilities Committee

SUBJECT: DEDICATION OF EASEMENTS, WEST MAIN STREET, LOCATION OF CHICK-FIL-A

SUMMARY: *(to be read at Council meeting)*

On February 29 this committee met to review the request for the acceptance of easements at the front of the Meijer Store at 1910 W. Main Street so that three additional lots can be established and provided with water and sanitary sewer. We understand that one of the lots will be for the location of a Chick-fil-A Restaurant.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the dedication of two waterline easements and one sanitary sewer easement for the development of the three proposed lots at 1910 West Main Street. We support emergency legislation so that construction can proceed without delay.

Respectfully submitted,

John L. Terwilliger

William C. Twiss

Douglas W. Tremblay, Chairman
Utilities Committee

DETAILED REPORT:

On February 29, 2016, this Committee met to consider a request regarding the dedication of two waterline easements and one sanitary sewer easement for Meijer for the development of three proposed lots at 1910 W Main Street. The meeting was also attended by Mayor Beamish, Council President Baker, all Members of Council, the Director of Public Service and Safety, and members of the City staff.

Meijer plans to develop three additional lots in front of their property at the Southwest corner of West Main Street at Stanfield Road. One of the lots is the proposed location of a Chick-fil-A Restaurant. Meijer must provide easements in order to provide water and sanitary sewer services to the additional lots. Also, there will be an additional easement for the water main which exists along the south side of another commercial strip that faces West Main Street in front of Meijer. The water and sanitary sewer infrastructure additions are at the expense of the developer and will be turned over to the City following completion of the construction. The applicant has requested the consideration of emergency legislation to accommodate development within the proposed construction schedule.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the dedication of two waterline easements and one sanitary sewer easement for the development of the three proposed lots at 1910 West Main Street. We support emergency legislation so that construction can proceed without delay.

cc: Council
Mayor, Mr. Kerber, Mr. Frigge
Mr. Titterington, Clerk
staff, media, file

RESOLUTION No. R-9-2016

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO EXECUTE REQUEST FOR CONSENT TO ASSIGNMENT FORMS TO TRANSFER TWO WATER TANK MAINTENANCE AGREEMENTS FROM CALDWELL TANKS, INC. TO UTILITY SERVICE COMPANY, INC. FOR THE HERRLINGER WATER TOWER, THE STANFIELD ROAD WATER TOWER, AND THE BARNHART ROAD WATER TOWER

WHEREAS, in 2010, Troy City Council authorized a ten-year agreement with Caldwell Tanks, Inc. for the maintenance of the Herrlinger Water Tower; and

WHEREAS, in 2012, Troy City Council authorized a twenty-year agreement with Caldwell Tanks, Inc. for the maintenance of the Stanfield Road Water Tower and the Barnhart Road Water Tower; and

WHEREAS, Caldwell Tanks, Inc. will no longer continue a water tower maintenance business and is assigning all such maintenance agreements to Utility Service Company, Inc.; and

WHEREAS, Utility Service Company, Inc. will honor all terms, conditions, and pricing of the agreements with Caldwell Tanks, Inc. for the remaining terms of each agreement; and

WHEREAS, Troy City Council wishes to continue to have the water tower maintenance agreements;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to execute a Request for Consent to Assignment Form with Caldwell Tanks, Inc. so that Caldwell Tanks, Inc. may assign the terms and conditions of the maintenance agreement for the Herrlinger Water Tower to Utility Service Co., Inc. with all terms and conditions of said agreement to be fulfilled by Utility Service Co., Inc. for the remaining term of said agreement.

SECTION II: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to execute a Request for Consent to Assignment Form with Caldwell Tanks, Inc. so that Caldwell Tanks, Inc. may assign the terms and conditions of the maintenance agreement for the Barnhart Road Water Tower and the Barnhart Road Water Tower to Utility Service Co., Inc. with all terms and conditions of said agreement to be fulfilled by Utility Service Co., Inc. for the remaining term of said agreement.

SECTION III: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

RESOLUTION No. R-10-2016**RESOLUTION DECLARING THE NECESSITY OF PHASE 9
OF THE SIDEWALK REPLACEMENT PROGRAM IN THE
CITY OF TROY, OHIO**

WHEREAS, the Council of the City of Troy has determined that there is a need to replace certain sidewalks in the areas along South Plum Street, South Cherry Street, South Walnut Street, and South Mulberry Street between Main Street and Franklin Street; South Market Street, South Walnut Street and South Mulberry Street between East Franklin Street and East Canal Street; and the area encompassed by South Market Street, East West Street, South Clay Street, Ross Street, and South Mulberry Street, which includes Young Street, Enyeart Street and Dakota Street in the City of Troy, Ohio.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio as follows:

SECTION I: That it is necessary to implement Phase 9 of the Sidewalk Replacement Program and to replace certain sidewalks in the areas along South Plum Street, South Cherry Street, South Walnut Street, and South Mulberry Street between Main Street and Franklin Street; South Market Street, South Walnut Street and South Mulberry Street between East Franklin Street and East Canal Street; and the area encompassed by South Market Street, East West Street, South Clay Street, Ross Street, and South Mulberry Street, which includes Young Street, Enyeart Street and Dakota Street in the City of Troy, Ohio.

SECTION II: That the plans, specifications and estimates of cost for the construction and/or repair now on file in the office of the Clerk are approved.

SECTION III: That the owners of each lot and parcel of land bounding and abutting on the proposed sidewalks shall construct and/or repair that portion of the sidewalk which abuts his property or have a permit issued by the City for such work by May 13, 2016, in accordance with the plans and specifications filed in the office of the Clerk, and after service of notice of the passage of this Resolution.

SECTION IV: That in the event any such abutting property owner does not complete the construction and/or repair of that portion of such sidewalk which abuts the property, in accordance with the plans and specifications and within the time prescribed above, this Council will cause the work to be done and the entire cost assessed on the property of the abutting property owner.

SECTION V: That the Clerk of Council is directed to serve notice of the passage of this Resolution on the owners of the lots and lands abutting on the sidewalks as provided by law.

SECTION VI: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

RESOLUTION No. R-11-2016

**RESOLUTION AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY,
OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A
CONTRACT FOR THE MCKAIG ROAD IMPROVEMENT
PROJECT, PHASE III**

WHEREAS, Council has established a need to improve McKaig Road from Madison Street (i.e. railroad tracks) to the alley west of Lake Street; and

WHEREAS, the project includes roadway construction, new LED school zone signals, utilities, sidewalk, curb and gutter, and other potential improvements which may involve retaining walls; and

WHEREAS, an Ohio Public Works Grant (OPWC) in the amount of \$525,000 will partially fund the project, with the balance of the funding to be from the Water Fund, Sewer Fund, Stormwater Fund, and the OPWC Fund.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to advertise for bids and enter into a contract for the McKaig Road Improvement Project, Phase III, in accordance with the specifications now on file in the office of the Director of Public Service and Safety, at a cost not to exceed One Million, Five Thousand and no/100 Dollars (\$1,500,000.00).

SECTION II: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

ORDINANCE No. 0-8-2016

Dwy Local Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF PART OF
OUTLOT 436 (PARCEL D08-100722 AND PARCEL D08-
100730) IN THE CITY OF TROY, OHIO FROM M-2, LIGHT
INDUSTRIAL DISTRICT, AND R-4, SINGLE FAMILY
RESIDENCE DISTRICT, TO THE ZONING OF M-2, LIGHT
INDUSTRIAL DISTRICT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone part of Outlot 436 (2.92 acres more or less), Parcels D08-100722 and D08-100730 in the City of Troy, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of part of Outlot 436, Parcel D08-100722, in the City of Troy, Ohio, and as shown on the map attached hereto as Exhibit A attached hereto, be changed from the zoning of M-2, Light Industrial District, and R-4, Single-Family Residence District, to the zoning of M-2, Light Industrial District.

SECTION II: That the zoning of part of Outlot 436, Parcel D08-100730 in the City of Troy, Ohio, and as shown on the map attached hereto as Exhibit B, be changed from the zoning of R-4, Single-Family Residence District, to the zoning of M-2, Light Industrial District.

SECTION III: That this Ordinance shall be effective at the earliest date allowed by law:

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

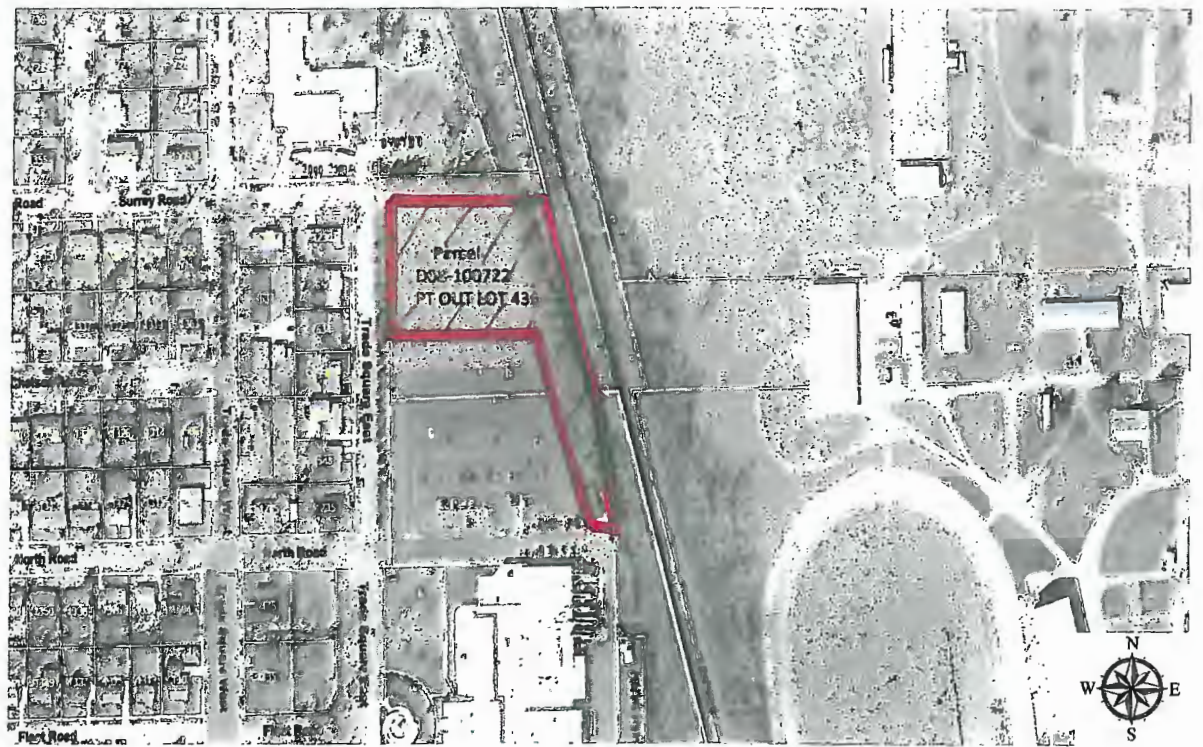


EXHIBIT B





MEMORANDUM

TO: Mrs. Baker, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: January 19, 2016

SUBJECT: REPORT OF THE PLANNING COMMISSION ON A REZONING APPLICATION OF PARCELS D08-100722 AND D08-100730; LOCATED ON TRADE SQUARE EAST, FROM THE ZONING OF R-4, SINGLE FAMILY RESIDENTIAL ZONING TO M-2, LIGHT INDUSTRIAL DISTRICT,

On January 13, 2016 the Troy Planning Commission considered the rezoning of Parcels D08-100722 and D08-100730 to the zoning of M-2, Light Industrial District. Parcel # D08-100722 currently has a dual zoning of M-2, Light Industrial District, and R-4, Single-Family Residential District. Parcel #D08-100730 is currently zoned R-4, Single-Family Residential District. The parcels are located on Trade Square East, south of Hook Elementary School and north of the Hobart Institute of Welding Technology. The owner of the property is the Hobart Institute of Welding Technology. The applicant is Ferguson Construction Company.

The Commission had received a report of City staff, which was reviewed as part of the meeting discussion. In that report, it is noted that the applicant's reasons for the proposed rezoning are:

- To meet the large demand for professional career skill training by building a new tech center.
- The current parking area would be over capacity with the addition of the proposed tech center. The current parking lot, which has been in existence for more than 20 years, is in two different zoning districts as shown on the map provided. This rezoning would eliminate this non-conforming use.
- Both parcels have been owned by Hobart since the 1950's and the Hobart Welding Institute purchased them in 2009. It is their wish to have all adjacent parcels zoned for the uses currently on site, which is M-2.
- To simplify the zoning of these parcels by ensuring that parcel #D08-107222 is no longer a dual zone lot.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote the Troy Planning Commission recommends to Troy City Council that parcel # D08-100722 be rezoned from the dual zoning of M-2 Light Industrial District and R-4 Single Family Residential District, to M-2, Light Industrial District and that parcel #D08-100730 be rezoned from R-4 Single family Residential District to M-2, Light Industrial District as requested and as supported by the findings of staff that:

- The area has similar "buffer" zoning to the south of the proposed zoning classification; and
- The parcel meets the bulk requirements for an M-2 zoned property and fits the proposed use well; and
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code.

This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the March 7 meeting of Council.

The following information will be attached as part of this report.

- Information provided by City staff, which included the report of staff and a listing of permitted uses for both the M-2 and OC-1 Districts.
- Copy of the draft minutes of the January 13 meeting of the Planning Commission.

Encl.

FROM DRAFT MINUTES OF PLANNING COMMISSION MEETING OF 1-13-16

REZONING APPLICATION FOR TWO PARCELS LOCATED ON TRADE SQUARE EAST, SOUTH OF HOOK ELEMENTARY SCHOOL AND NORTH OF THE HOBART INSTITUTE OF WELDING TECHNOLOGY. APPLICATION IS TO REZONE FROM R-4, SINGLE-FAMILY RESIDENTIAL ZONING, TO M-2, LIGHT-INDUSTRIAL DISTRICT; OWNER: HOBART INSTITUTE OF WELDING TECHNOLOGY; APPLICANT: FERGUSON CONSTRUCTION CO. (JOSEPH MCGOVERN). Staff provided a report that: the application covers Parcel s D08-100722 and D08-10073; parcel # D08-100722 is dual zoned as M-2 Light Industrial and R-4 Single Family Residential and parcel #D08-100730 is zoned R-4 Single family Residential; the request is to rezone both parcels to M-2 Light Industrial; the parcels are adjacent to Trade Square East Rd and Surrey Rd. in the Westbrook subdivision; surrounding zoning districts include R-6 Two-Family Residential to the west, OR-1 Office residential to the south west, R-4 Single-Family Residential to the north and M-2 Light Industrial to the south; This area of the City is dominated by residential properties mixed with some Office Residential and Industrial Properties; the M-2 district extends to the south of these parcels as seen in the aerials provided and the adjacent R-6 zoning and OR-1 zoning districts allow for a sufficient buffer to the R-4 district; the Zoning Code describes the M-2 Light Industrial District as being "designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district. These performance standards regulate such uses in order to prohibit congestion and for the protection of adjacent residential and business activities"; it is staff's opinion that adjoining properties will not have any adverse effect from the proposed rezoning; the proposed M-2 district permits the greatest flexibility to the future use of the property. Protective buffers, mounds and trees, are already in place for the protection of the surrounding residential properties; the Comprehensive Plan's Future Land Use shows the surrounding area to be predominately residential with light industrial districts mainly to the east; the Comprehensive Plan also depicts the goal of the reuse of vacant or underutilized commercial and industrial structures in the core of the city; and applicant's reasons for the proposed rezoning are:

- To meet the large demand for professional career skill training by building a new tech center.
- The current parking area would be over capacity with the addition of the proposed tech center. The current parking lot, which has been in existence for more than 20 years, is in two different zoning districts as shown on the map provided. This rezoning would eliminate this non-conforming use.
- Both parcels have been owned by Hobart since the 1950's and the Hobart Welding Institute purchased them in 2009. It is their wish to have all adjacent parcels zoned for the uses currently on site, which is M-2.
- To simplify the zoning of these parcels by ensuring that parcel #D08-107222 is no longer a dual zone lot.

Staff further reported that regarding Section 1139.07, which outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code, specifically with sections 1131.02(e), and (r). These sections dictate the intent and purpose of the Zoning Code. These sections are listed below:

- 1131.02(e) "To separate incompatible land uses and to cluster compatible and mutually supportive land uses".
- 1131.02(r) "To direct particular land uses to the parcels of land best suited for them..."

The rezoning is consistent with the above listed intentions of the Zoning Code.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The application was not submitted based upon any changing conditions in the area.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The use is compatible with the existing parcels of land located around the proposed rezoning area.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities are provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

There is no vacant land in the vicinity of this proposed rezoning with M-2 zoning.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

Staff did not recommend a public hearing due to the fact that City Council is required to hold a public

Hearing and staff recommended approval of the application as submitted based on:

- The area has similar "buffer" zoning to the south of the proposed zoning classification; and
- The parcel meets the bulk requirements for an M-2 zoned property and fits the proposed use well; and
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code.

Representatives of the owner and applicant were present.

Staff commented that neighbors have contacted the City concerned about increased traffic, and noted that there will be a meeting with residents conducted by the applicant and the owner on January 20 to discuss the proposed expansion of the Institute of Welding; however, it is not a City meeting and is not a City hearing. Regarding a buffer, staff commented that the buffer of mounding and trees would be continued to protect the residential neighbors. In response to Mr. Force as to this being a 34-hour operation, Mr. McGovern of Ferguson Construction and Mr. Muzulla, President and CEP of the Institute of Welding indicated the first shift is 8 am-4 pm, the second shift is 4 pm – 11:30 pm, the maximum on the first shift is 130 and the second shift will never exceed 50; with a further comment that some of the second shift may be split and overlap more the time of the first shift. In response to Mr. Titterington, it was stated that part of the existing parking lot is zoned R-4 with a dual zoning on the parcel. The applicant noted that the expansion is so the Welding Institute can respond to corporations that need further training for their existing employees.

PUBLIC HEARING: A motion was made by Mr. Titterington, seconded by Mr. McGarry, that the Commission not hold a public hearing on the proposed rezoning.

MOTION PASSED, UNANIMOUS VOTE

REZONING APPLICATION: A motion was made by Mayor Beamish, seconded by Mrs. Mahan that the Troy Planning Commission recommends to Troy City Council that Parcels D08-100722 and D08-100730; parcel # D08-100722 be rezoned from the dual zoning of M-2 Light Industrial and R-4 Single Family Residential to M-2, Light Industrial Zoning, and that parcel #D08-100730 be rezoned from R-4 Single family Residential District to M-2, Light Industrial District as requested and as supported by the findings of staff that:

- o The area has similar "buffer" zoning to the south of the proposed zoning classification; and
- o The parcel meets the bulk requirements for an M-2 zoned property and fits the proposed use well; and
- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code.

MOTION PASSED, UNANIMOUS VOTE

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	January 13, 2016
SUBJECT:	Rezoning: Parcel #'s D08-100730 and D08-100722
OWNER:	Hobart Institute of Welding
APPLICANT:	Ferguson construction-Joseph McGovern

BACKGROUND:

Ferguson construction, applicant agent for Hobart Institute of Welding, has applied for Planning Commission to consider the rezoning of Parcel #'s D08-100722 and D08-100730. Currently, parcel # D08-100722 is dual zoned as M-2 Light Industrial and R-4 Single Family Residential and parcel #D08-100730 is zoned R-4 Single family Residential. The request is to rezone both parcels to M-2 Light Industrial.

The parcels in question are adjacent to Trade Square East Rd and Surrey Rd. in the Westbrook subdivision. The surrounding zoning districts include R-6 Two-Family Residential to the west, OR-1 Office residential to the south west, R-4 Single-Family Residential to the north and M-2 Light Industrial to the south. A map depicting the surrounding zoning districts has been attached to this report

DISCUSSION:

The applicant has cited numerous reasons for the proposed rezoning, and those are;

- To meet the large demand for professional career skill training by building a new tech center.
- The current parking area would be over capacity with the addition of the proposed tech center. The current parking lot, which has been in existence for more than 20 years, is in 2 different zoning districts as shown on the map provided. This rezoning would eliminate this non-conforming use.
- Both parcels have been owned by Hobart since the 1950's and the Hobart Welding Institute purchased them in 2009. It is their wish to have all adjacent parcels zoned for the uses currently on site, which is M-2.
- To simplify the zoning of these parcels by ensuring that parcel #D08-107222 is no longer a dual zone lot.

This area of the City is dominated by residential properties mixed with some Office Residential and Industrial Properties.

The M-2 district extends to the south of these parcels as seen in the aerials provided and the adjacent R-6 zoning and OR-1 zoning districts allow for a sufficient buffer to the R-4 district. An illustration is included with this report comparing the permitted uses for the R-4 and M-2 zoning districts.

The Zoning Code describes the M-2 Light Industrial District as being “designed to provide for industrial uses, which can be operated in such a manner as to conform to the applicable performance standards specified in the district. These performance standards regulate such uses in order to prohibit congestion and for the protection of adjacent residential and business activities”.

It is staff's opinion that adjoining properties will not have any adverse effect from the proposed rezoning. The proposed M-2 district permits the greatest flexibility to the future use of the property. Protective buffers, mounds and trees, are already in place for the protection of the surrounding residential properties.

The Comprehensive Plan's Future Land Use (Figure 14-3) shows the surrounding area to be predominately residential with light industrial districts mainly to the east. The Comprehensive Plan also depicts the goal of the reuse of vacant or underutilized commercial and industrial structures in the core of the city.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code, specifically with sections 1131.02(e), and (r). These sections dictate the intent and purpose of the Zoning Code. These sections are listed below:

- 1131.02(e) “To separate incompatible land uses and to cluster compatible and mutually supportive land uses”.
- 1131.02(r) “To direct particular land uses to the parcels of land best suited for them...”

The rezoning is consistent with the above listed intentions of the Zoning Code.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The application was not submitted based upon any changing conditions in the area.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The use is compatible with the existing parcels of land located around the proposed rezoning area.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities are provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

There is no vacant land in the vicinity of this proposed rezoning with M-2 zoning.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

A meeting has been scheduled with residents to discuss this proposed expansion. This meeting is scheduled for January 20, 2016 and will include representatives from Hobart Welding Institute, Ferguson Construction and the City of Troy.

Due to the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the rezoning from R-4, Single Family Residential District to M-2 Light Industrial District, based on the following:

- The area has similar “buffer” zoning to the south of the proposed zoning classification; and
- The parcel meets the bulk requirements for an M-2 zoned property and fits the proposed use well; and
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code.

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR ZONING AMENDMENT CITY OF TROY PLANNING COMMISSION

(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 4 TRADE SQUARE EAST

(Street Address)

being lot number(s) D08-100730, D08-100727 from R-4 to M-2
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

APPLICANT

Name HOBART INSTITUTE OF WELDING

Name FERGUSON CONST. CO. (JOSEPH

Address 400 TRADE SQ. EAST

Address 400 CANAL ST.

City TROY

City SIDNEY

State OHIO

State OHIO

Zip Code 45373

Zip Code 45365

Phone No. 800-332-9448

Phone No. 937-498-2381

Fax No. 937-332-9550

Fax No. 937-498-7243

Email SCOTT.MAZZULLA@WELDING.ORG

Email jmcgovern@ferguson-construction.com

The applicant is the ARCHITECT / AGENT OF OWNER of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$150.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

[Signature]
(Applicant Signature)

Subscribed and sworn to before me this 1st day of January, 2016

My Commission Expires 5/28/16
(Month/Date/Year)



Lisa K. Blake
Notary Public, State of Ohio
My Commission Expires May 28, 2016

Lisa K. Blake
(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

- | | | |
|-------------------------------------|------------|--|
| <input checked="" type="checkbox"/> | EXHIBIT A | Reasons for Zoning Reclassification |
| <input checked="" type="checkbox"/> | EXHIBIT B | Legal Description |
| <input checked="" type="checkbox"/> | EXHIBIT C | Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses |
| <input checked="" type="checkbox"/> | EXHIBIT D | Site Map with Zoning & Owners within 250 feet of parcel |
| <input checked="" type="checkbox"/> | EXHIBIT E | Property Owners List within 250 feet of parcel |
| <input checked="" type="checkbox"/> | Labels | Two (2) Sets of Mailing Labels of Property Owners |
| <input checked="" type="checkbox"/> | Copies | Fifteen (15) Complete Sets in a reproducible format 11"x17" |
| <input checked="" type="checkbox"/> | Map(s) | One (1) County Tax Map(s) |
| <input checked="" type="checkbox"/> | Filing Fee | Check issued to City of Troy for \$150.00 |

Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Effective Date:

Revised 10/25/11

Exhibit

A



400 Canal Street, P.O. Box 726
Sidney, OH 45365-0726
Phone: 937-498-2381
Fax: 937-498-1796

January 7, 2016

City of Troy Planning Commission
100 S. Market Street
Troy, Ohio 5373

Re: Re-Zoning of Parcel #'s – D08-100730,
and D08-100722 for Hobart Institute of
Welding Technology

Dear Commissioners:

Hobart Institute of Welding Technology (HIWT) and I are requesting a rezoning of parcel D08-100730 (.764 Acres), and partial rezoning of parcel D08-100722 (2.59 Acres). We are requesting that the zoning of these two parcels be modified from R-4 to M-2. These lots are directly north and adjacent to their current parcels including parcel D08-250422. All of these parcels are currently zoned M-2. We are requesting the zoning for several reasons.

- There is a large demand on HIWT for professional career training and skill training. To meet this demand HIWT is building a new tech center to serve those corporate clients wanting to advance the training of their employees.
- The existing parking on site is full, to accommodate the additional professional students, and prevent on-street parking, HIWT needs additional on-site parking. This parking would extend north from their existing parking, and maintain mounding and screening from all R-4 to provide the 25' buffer strip required by zoning code.
- To bring D08-100730 into alignment with its existing use. D08-100730 contains the northernmost part of the existing parking lot that has been there for over 20 years. If it is not acceptable to extend the parking lot to the north onto parcel D08-100722 zoned R-4, then D08-100730 with the existing parking lot should not be zoned R-4.
- The two parcels in question have been owned by Hobart since the 1950's, and HIWT bought it from Hobart Brothers around 2009, and it is their wish to have all of their adjacent parcels, which will be used in the same way as their existing facility to be zoned the same.
- To simplify the zoning of these parcels by ensuring that parcel from D08-100722 is not a dual zoned parcel.
- If the rezoning is not approved, then there would not be enough off street parking for HIWT's students, and this would hamper HIWT's ability to continue to develop their school at their current location.



City of Troy Planning Commission
100 S. Market Street
Troy, Ohio 5373
Re-Zoning of Parcel #'s -- D08-100730,
and D08-100722 for Hobart Institute of
Welding Technology
January 7, 2016
Page 2

The plans for the new building and expansion of the existing parking lot will still provide visual and sound screening in the form of 8'+ mounds around the perimeter of the parking area. The new building is a low-slung building with lots of glazing, sloped, colored, architectural metal roofs, and masonry and metal construction. All zoning code requirements for M-2 will be met with the new building and expansion. It is HIWT's intent after re-zoning is complete to re-plat the parcels D08-100722, and D08-100730 and combine them with their adjacent parcels to create one parcel and simplify the property all under M-2.

Should you have any questions or comments please do not hesitate to contact me.

Sincerely,

FERGUSON CONSTRUCTION COMPANY

Joe McGovern, AIA, LEED AP
Architect

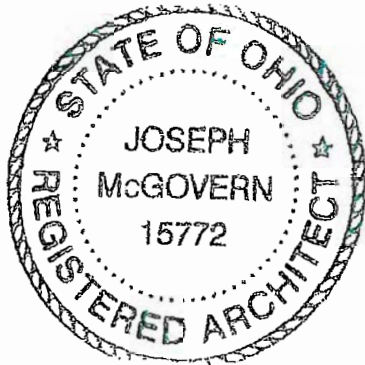


Exhibit B



400 Canal Street, P.O. Box 726
Sidney, OH 45365-0726
Phone: 937-498-2381
Fax: 937-498-1796

January 7, 2016

HOBART RE-ZONING

Being part of Outlot 436 as recorded in Plat Volume 52 Page 23 in Section 16, Town 5, Range 6 East, Concord Township, Miami County, Ohio and being more fully described as follows;

Commencing at an iron pin at the Northwest corner of a 2.529 Acre parcel as recorded in Deed Book 519 Page 527 and also being in the south right of way line of Surrey Road as recorded in Plat Book 21 Page 47-47a.

Thence with the south right of way of Surrey Road North 89-58'-10" East for 325.77' to an iron pin.

Thence South 16-40'-55" East for 348.14' to an iron pin.

Thence South 10-5'-58" East for 5.03' to a point.

Thence South 89-58'-21" West for 426.42' to a point.

Thence N 0-1'-42" West for 338.28' to the point of beginning containing 2.92 acres more or less.

FERGUSON CONSTRUCTION COMPANY

A handwritten signature in black ink, appearing to read 'Daniel Weaver'.

Daniel Weaver P.S. #7472.

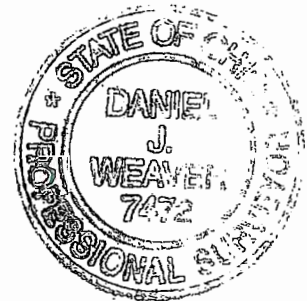
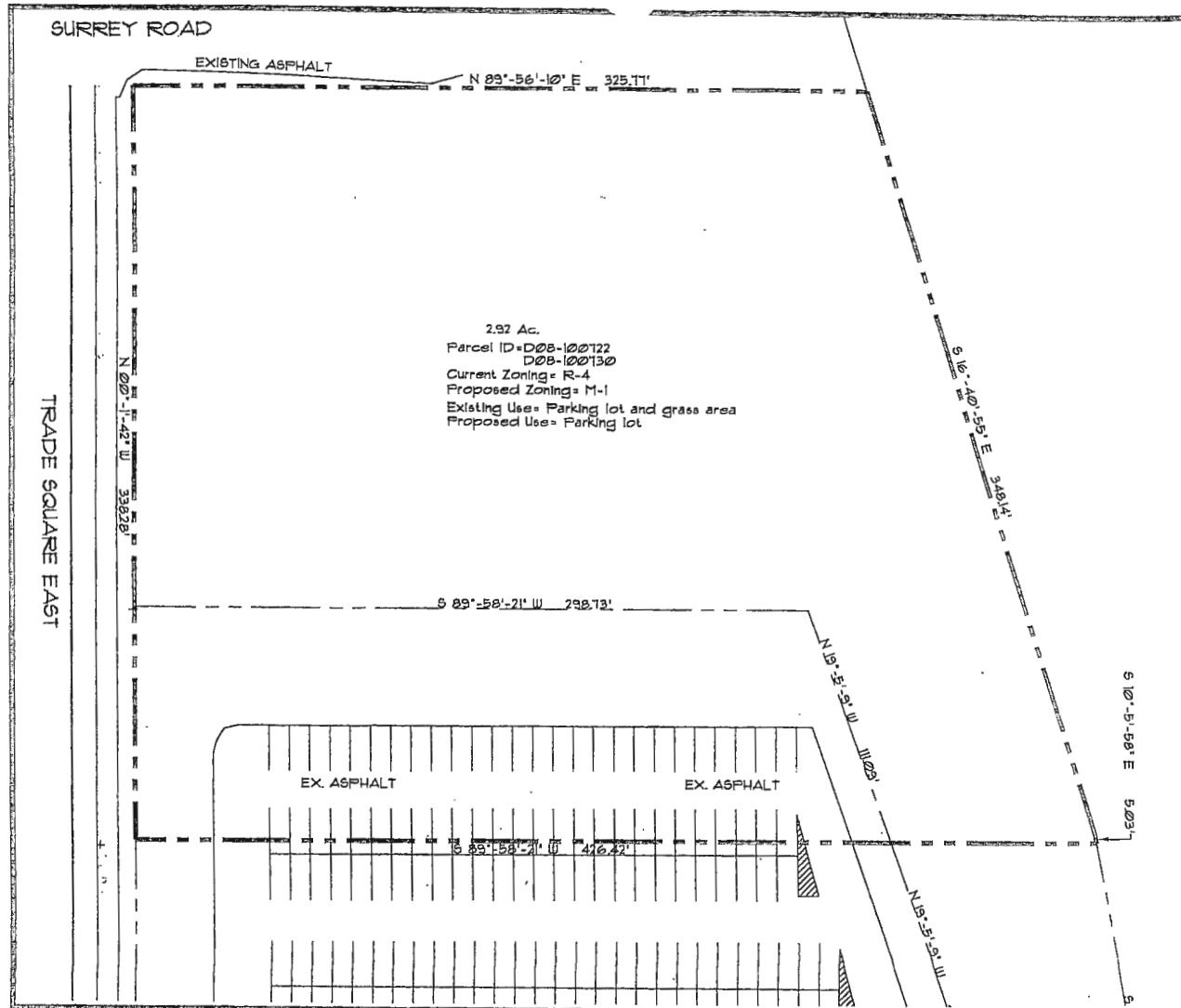


Exhibit C



SITE PLAN

SCALE : 1" = 50'-0"



Copyright 2016
 Ferguson Construction
 Company

RE-ZONING FOR
HOBART INSTITUTE
OF WELDING
TECHNOLOGY
 400 TRADE SQUARE EAST
 TROY OHIO 45773

FERGUSON
CONSTRUCTION CO.
 www.ferguson-construction.com

Job Number E-3501

Date 1/7/201

Drawn By DJV

ZONING

A-1

SITE PLAN FOR
**HOBART INSTITUTE
OF WELDING
TECHNOLOGY**
400 TRADE SQUARE EAST

Job Number	E-3501
Date	1/7/201
Drawn By	DJW
ZONING	
Z-1	

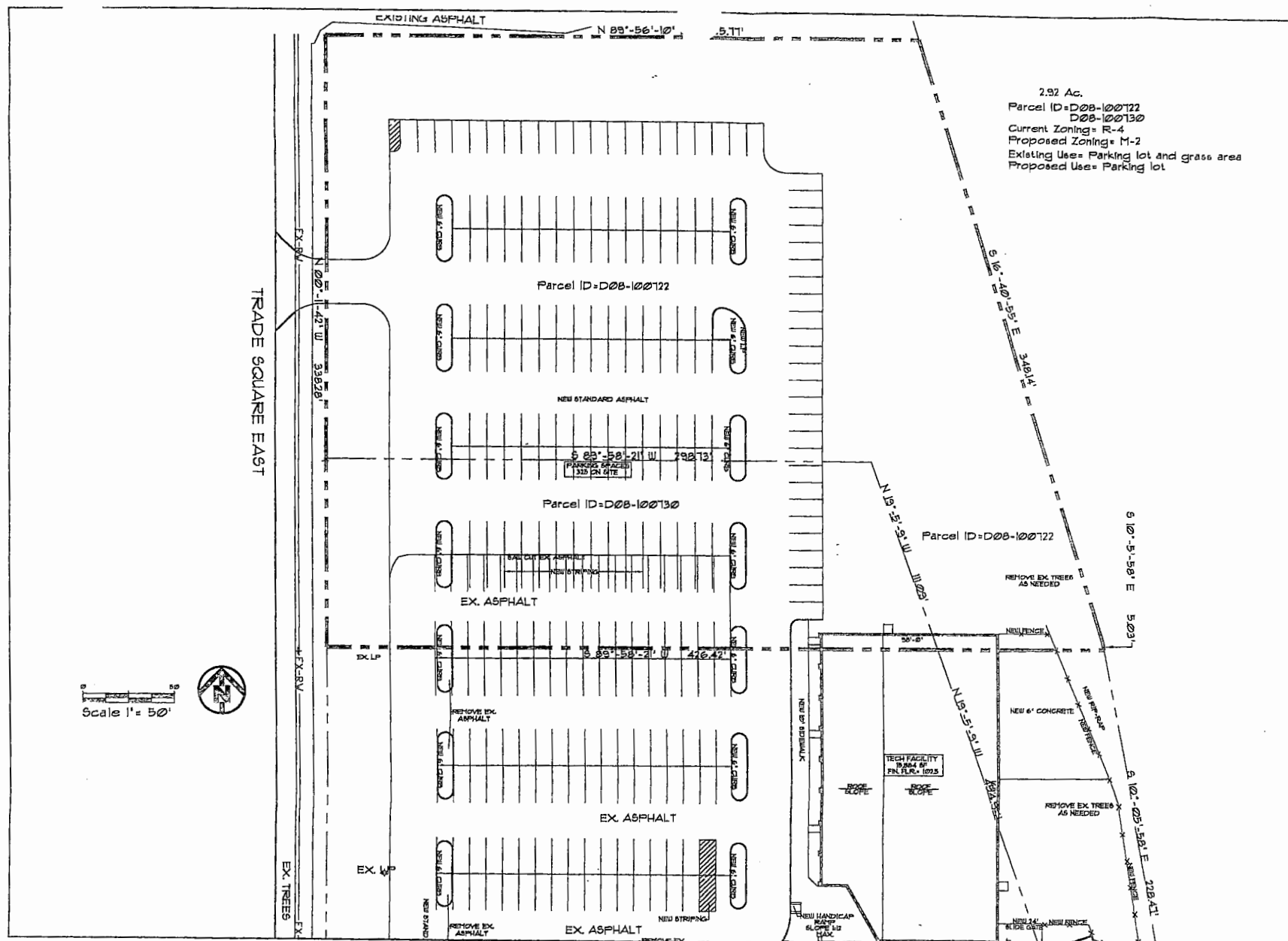
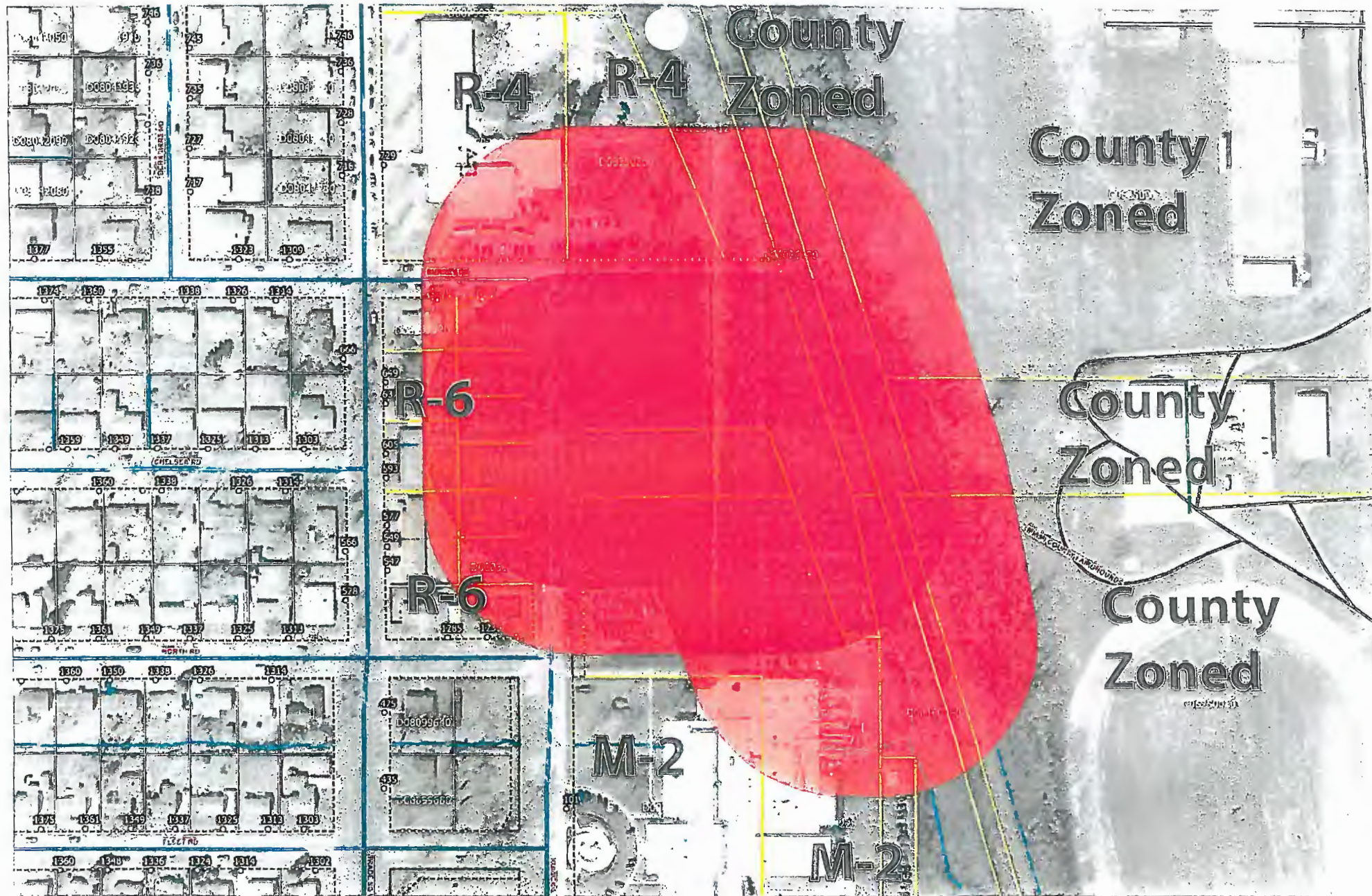


Exhibit D



Exhibit

E

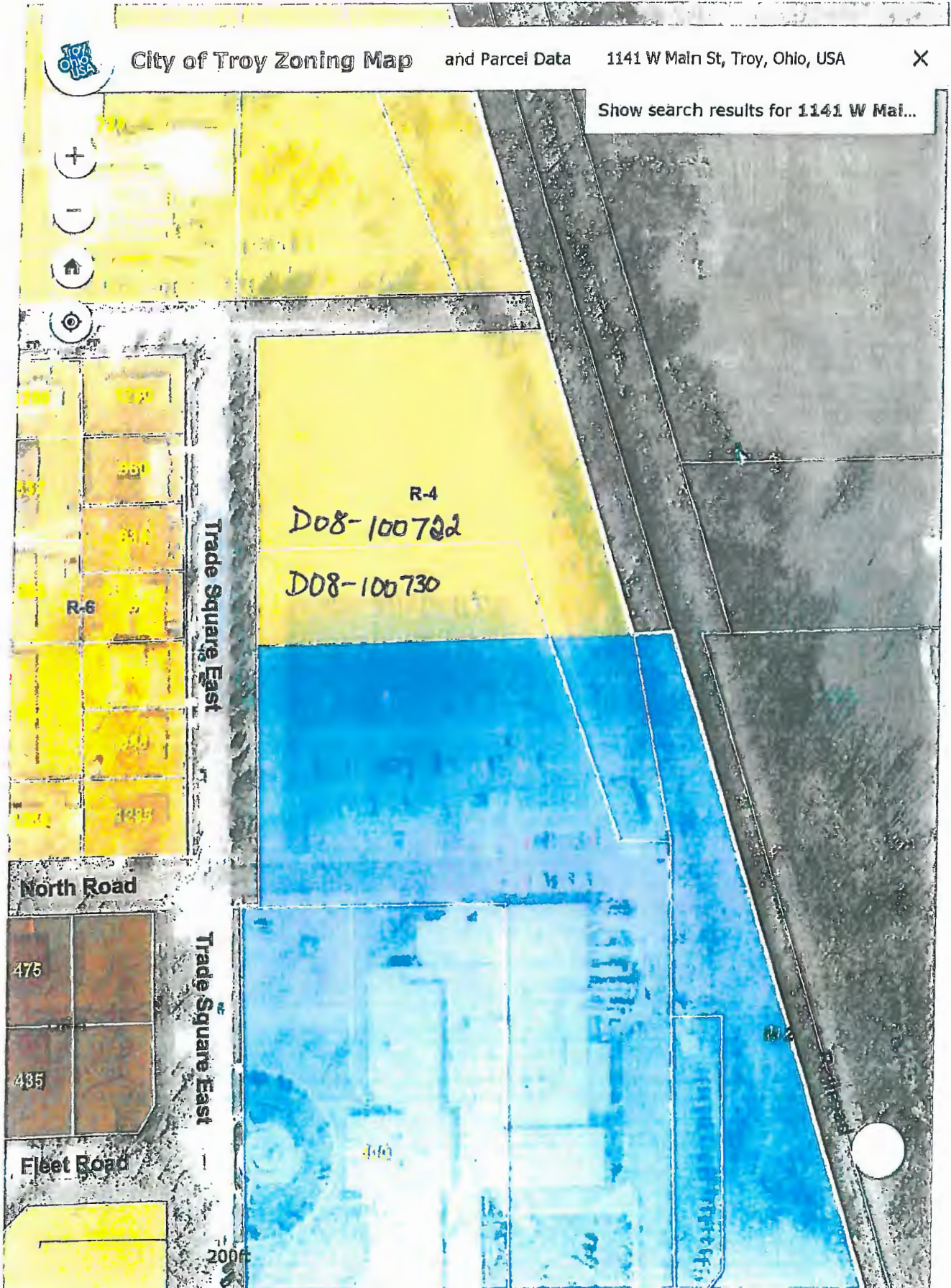


Parcel list within 250' from Parcels D08-100730, D08-100722

Parcel	Owner	Address	City	State	Zip Code	Zoned
C06250010	Miami County Commissioners	201 West Main St.	Troy	OH	45373	County Zoned
C06250012	Miami County Agriculture	650 County Road 25A	Troy	OH	45373	County Zoned
C06250008	Miami County Commissioners	201 West Main St.	Troy	OH	45373	County Zoned
C06026800	Hobart Brothers Company	1522 Lytle (Rear) Rd.	Troy	OH	45373	County Zoned
D08039250	Rita Bedford	1235 North Rd.	Troy	OH	45373	R-6
D08039310	Doris J Eichler	1230 Surrey Rd.	Troy	OH	45373	R-6
D08039320	Sharron Short	1280 Surrey Rd.	Troy	OH	45373	R-6
D08039350	Garry K Fashner	875 Crossbow Ln.	Troy	OH	45373	R-6
D08039260	Michael A Williams	548 Trade Square East	Troy	OH	45373	R-6
D08039270	Jerry L Brown Trustee	4181 Barnes Road	Santa Rosa	CA	95403	R-6
D08039340	Sondra A Duncan Trustee	6850 West State Route 55	Ludlow Falls	OH	45339	R-6
D08039280	Richard C Haney III	594 Trade Square East	Troy	OH	45373	R-6
D08039290	Patricia M Herrick	634 Trade Square East	Troy	OH	45373	R-6
D08039330	Sondra A Duncan Trustee	6850 West State Route 55	Ludlow Falls	OH	45339	R-6
D08039300	Sycamore Ltd.	PO Box 67	Minster	OH	45865	R-6
D08250290	Board of Education	500 North Market St.	Troy	OH	45373	R-4
D08100750	Hobart Brothers Company	900 Trade Square East	Troy	OH	45373	M-2
D08250422	Hobart Brothers Company	900 Trade Square East	Troy	OH	45373	M-2
D08250412	Board of Park Commissioners	100 South Market St.	Troy	OH	45373	R-4

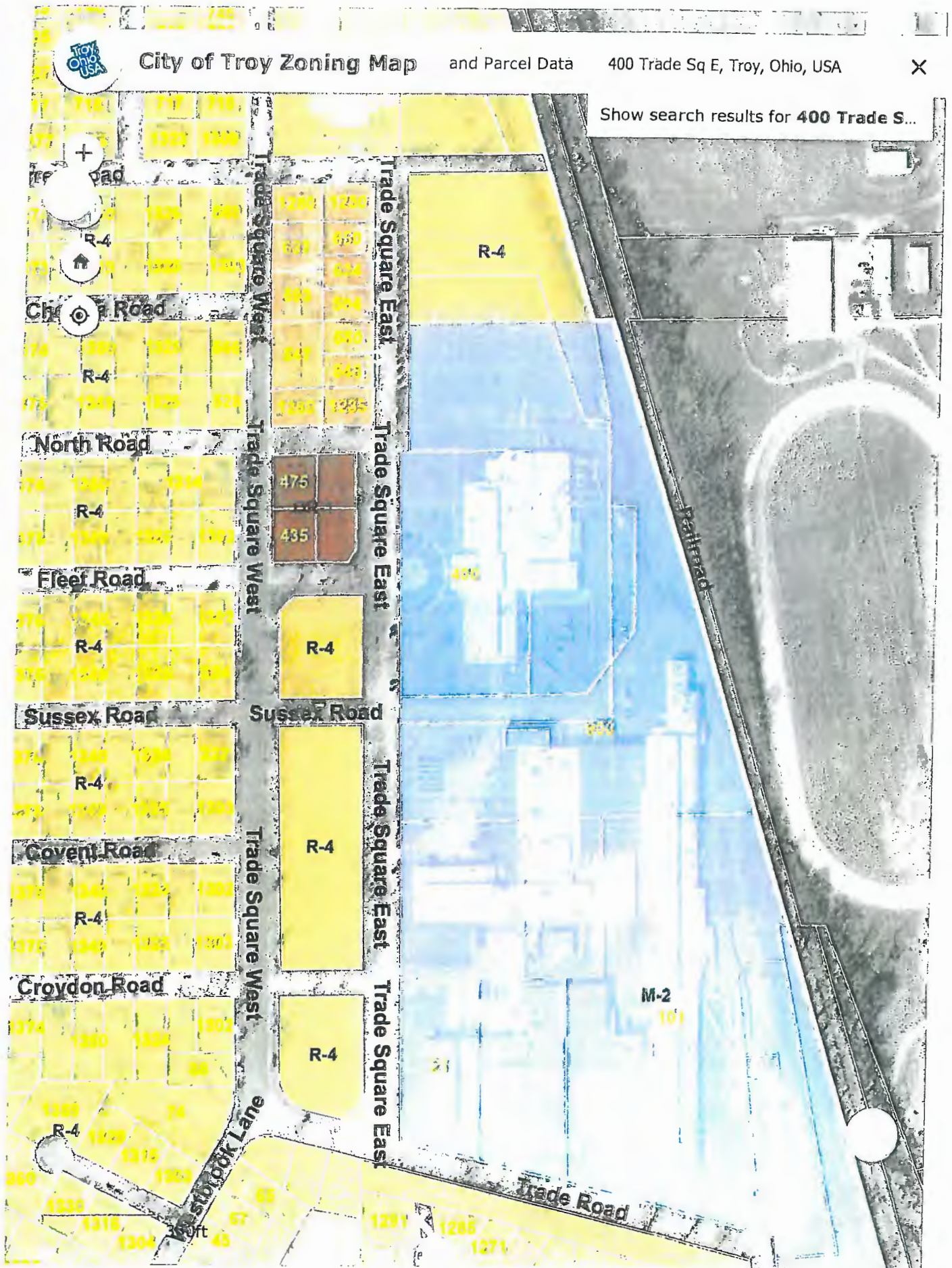


Show search results for 1141 W Mai...





Show search results for 400 Trade S...

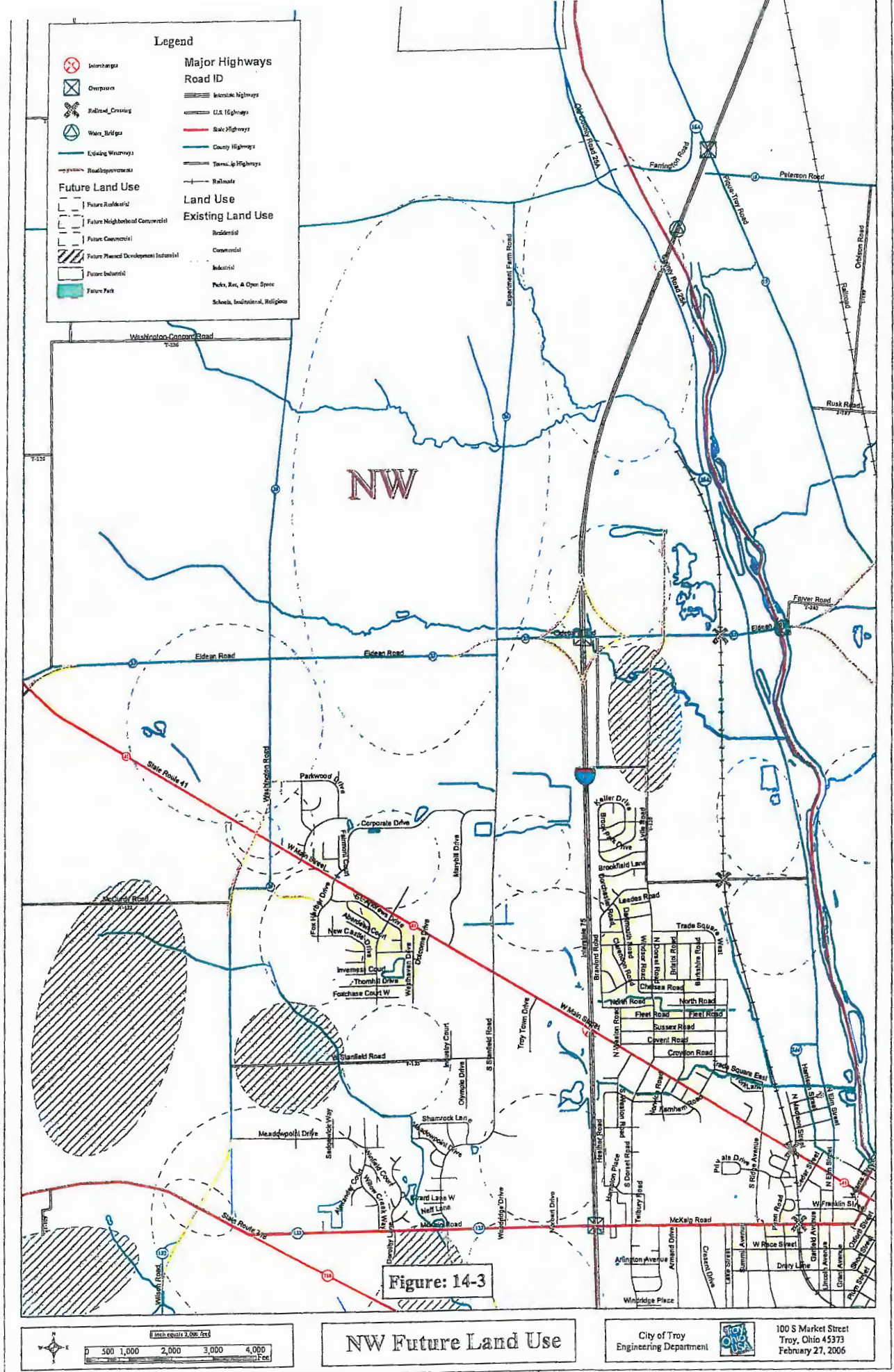


**R-4 Single-Family District uses not permitted in the M-2
Zoning District**

- Adult Family Home.
- Churches, chapels, temples, synagogues.
- Family Home.
- Foster Family Home.
- Public Parks, playgrounds and community centers
- Public Utility.
- Schools-primary, intermediate and secondary-public or private.
- Single family dwellings.

**M-2 Light-Industrial District uses not permitted in the R-
4 Zoning District**

- Agricultural implement sales and service
- Agricultural uses.
- Auction sales.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – including body work.
- Bakeries – wholesale sales.
- Beverage distributors and bottling plants.
- Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling, compounding, or treatment (or any
- Building material sales and storage facilities.
- Carpentry shops.
- Cash advance businesses.
- Cement block and formed products manufacturing.
- Cold storage plants.
- Commercial greenhouses and nurseries.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Dry cleaning – commercial.
- Electrical and electronic products, components and equipment – manufacturing, assembling or repair.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco.
- Food brokers – retail, wholesale and storage without processing.
- Frozen food lockers.
- Garden stores.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public
- Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public
- Heating, A/C, electric and plumbing sales, service and repair.
- Liquid fuel, petroleum products, petroleum, and volatile oils – bulk storage stations in accordance with Section 1143.18(g) hereof.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
- Meat processing and packaging, exclusive of slaughtering
- Medical and dental laboratories.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical, optical and similar precision instruments or appliances.
- Meat processing and packaging, exclusive of slaughtering
- Medical and dental laboratories
- Medical and dental laboratories
- Musical instruments – manufacturing, assembling or repair.
- Novelities, toys and rubber products – manufacturing, assembling or repair.
- Pawn shops.
- Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the manufacture of soap from
- Pool Halls.
- Printing, publishing, binding and typesetting plants.
- Private clubs.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Sales offices and service centers.
- Sawing and planing mills.
- Sexually oriented business.
- Sign painting and manufacture.
- Stone products processing and manufacturing.
- Tattoo parlors.
- Truck fuel dispensing stations.
- Truck repair facility.
- Truck sales and service.
- Truck washing facility.
- Trucking and motor freight terminals.
- Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Wholesale houses, warehouse and other storage facilities



ORDINANCE No. O-9-2016

Dayton Legal Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF INLOT 10577
IN THE CITY OF TROY, OHIO FROM THE MIAMI
COUNTY, OHIO ZONING OF A-2 AND F-1 TO THE CITY
ZONING OF R-4, SINGLE FAMILY RESIDENTIAL
DISTRICT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone Inlot 10577 in the City of Troy, Ohio, a parcel of 117.2782 acres, formerly known as the Huelskamp Farm, which property is owned by the City of Troy and has been annexed to the City of Troy, Ohio, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval of said zoning change, and

WHEREAS, at least thirty days notice of the public hearing of said zoning change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of Inlot 10577, further described in Exhibit A, shall be changed from the Miami County, Ohio zoning of A-2, General-Agriculture Zoning District, and F-1, Flood Plain, to the City of Troy zoning of R-4, Single-Family Residential District.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law:

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

EXHIBIT A

Situate in the State of Ohio, County of Miami, Township of Staunton and being a part of Fractional Section 19, Town 1, Range 11, MRS, more particularly described as follows:

Commencing at a p.k. nail in the centerline of Troy-Sidney Road which marks the Southeast corner of Fractional Section 19, and said point being the POINT OF BEGINNING, witness an iron pin 30.00 feet distant on line next described;

thence North 88°58'06" West, a distance of 2453.86 feet to an iron pin at the approximate top of the East bank of the Great Miami River;

thence North 07°23'54" West with the approximate top of the East bank of the Great Miami River, a distance of 553.96 feet to an iron pin;

thence North 03°42'44" East with the approximate top of the East bank of the Great Miami River, a distance of 437.78 feet to an iron pin;

thence North 01°10'43" West, along the East bank of the Great Miami River and extending into the river a distance of 599.30 feet to a point;

thence North 86°37'20" East with the original property line at the outlet of Spring Creek, a distance of 163.68 feet to a point;

thence North 35°07'20" East, a distance of 333.96 feet to a point;

thence South 88°52'40" East with the original property line in Spring Creek, a distance of 239.58 feet to a point;

thence North 50°27'20" East with the original property line in Spring Creek, a distance of 558.26 feet to a point;

thence South 89°58'35" East, a distance of 1263.90 feet to an iron pin;

thence South 00°43'05" West, a distance of 592.78 feet to a corner which is the centerline of the East face of a 12" x 12" concrete post;

thence North 89°47'18" East, a distance of 219.00 feet to a p.k. nail in the centerline of Troy-Sidney Road, witness an iron pin 30.00 feet distant on line last described;

thence South 00°43'05" West with the centerline of Troy-Sidney Road, a distance of 154.02 feet to a p.k. nail;

thence South 00°21'56" East with the centerline of Troy-Sidney Road, a distance of 1516.69 feet to a p.k. nail being the POINT OF BEGINNING;

The above described tract contains a total of 117.2782 acres, same being subject to all legal highways, easements, and restrictions of record.



MEMORANDUM

TO: Mrs. Baker, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: February 4, 2016

SUBJECT: REPORT OF THE PLANNING COMMISSION ON THE REZONING OF CITY OWNED PROPERTY AT 2290 TROY-SIDNEY ROAD, KNOWN AS THE HUELSKAMP FARM, 117.278 ACRES FROM THE DUAL COUNTY ZONING OF A-2, GENERAL-AGRICULTURE ZONING DISTRICT, AND F-1, FLOOD PLAIN, TO THE CITY OF TROY ZONING OF R-4, SINGLE-FAMILY RESIDENTIAL ZONING

On January 27, 2016 the Troy Planning Commission considered the rezoning the 117.278 acre parcel at 2290 Troy-Sidney Road, known as the Huelskamp Farm, from the dual County Zoning of A-2, General-Agriculture Zoning District, and F-1, Flood Plain, to the City of Troy zoning of R-4, Single-Family Residential Zoning; Owner/Applicant: City of Troy, Ohio. The proposed zoning is the same as the Paul G. Duke Park. The applicant for the rezoning is the City of Troy, Ohio.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that the property known currently as the Huelskamp Farm be rezoned from the dual County Zoning of A-2, General-Agriculture Zoning District, and F-1, Flood Plain, to the City of Troy zoning of R-4, Single-Family Residential Zoning, based on the findings of staff that:

- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- o The proposed rezoning is consistent with the surrounding zoning districts; and
- o Proposed use is consistent with the requested zoning district; and
- o The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

Planning Commission Chair Alan Kappers requested that the Board of Park Commissioners also review the proposed rezoning and provide a recommendation to Council. On February 2 the Board of Park Commissioners met and did recommend that the rezoning be approved.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the March 7 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	January 27, 2016
SUBJECT:	Rezoning: 2290 Troy-Sidney Rd.
PARCEL:	K30-003400 (117.278 ac.)
OWNER:	City of Troy
APPLICANT:	City of Troy

BACKGROUND:

The City of Troy is requesting Planning Commission to consider the rezoning of 2290 Troy-Sidney Rd. (parcel K30-003400 containing 117.278 ac.). This property was annexed into the City of Troy in the fall of 2015. The property is located north of Duke Park. Currently, the property is county zoned A-2 General-Agriculture and F-1 Flood Plain. The applicant requests that the zoning of the parcel be rezoned to city zoning of R-4 Single-Family Residential district.

The land is currently utilized as farmland and contains a house and several outbuildings. The surrounding zoning districts include County Zoning of A-2 General Agriculture to the north and west, F-1 Flood Plain to the east, County zoning of R-1A Single-Family Residential to the northwest, and City of Troy Zoning of R-4 Single-Family to the south of the parcel. A map depicting the city surrounding zoning districts is attached to this report.

DISCUSSION:

With the recent annexation of the property, it is the City's request to establish city zoning. It is the intent to utilize this land as future parkland. The R-4 district allows public parks, playground and community centers as permitted uses. Attached to this report are the uses and requirements of the R-4 district.

The Comprehensive Plan's Future Land Use Map (Figure 14-2) displays this area as future residential use. Specifically, in Chapter 13, Parks and Open Space, the Comprehensive Plan states one goal as "To expand the park system and open space requirements commensurate with population growth." A copy of Figure 14-2 has been attached to this report.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and compliments the existing R-4 zoning district (used as parkland).

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the zoning of Duke Park (R-4) that currently exists to the south of this parcel.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities can be provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no available vacant land (not classified as parkland) zoned with the R-4 classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning, based on the following:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning is consistent with the surrounding zoning districts; and
- Proposed use is consistent with the requested zoning district; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

- (a) Purpose. The "R-4" Single-Family Residence District is designed to accommodate single-family dwellings on lots with areas of at least nine thousand (9,000) square feet per dwelling unit. This district will be mapped to protect areas that now meet these minimum lot sizes and for comparable areas which will develop in the future. The Comprehensive Plan describes the R-4 District as medium to high density.
- (b) Principal Permitted Uses Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:
- Adult Family Home.
 - Churches, chapels, temples, synagogues.
 - Family Home.
 - Foster Family Home.
 - Public parks, playgrounds and community centers.
 - Public utility.
 - Schools – primary, intermediate and secondary – public or private.
 - Single family dwellings.
- (c) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04:
- (1) Private garages or carports.
 - (2) A structure for storage incidental to a permitted use.
 - (3) A guest house.
 - (4) Private swimming pool, bath house, and tennis courts.
 - (5) Child's playhouse.
 - (6) Statuary, arbors, trellises, barbeque equipment, flagpoles, fences, play equipment, clothes lines, walls, and hedges.
 - (7) Fallout shelters.
 - (8) Day-care centers.
 - (9) Satellite earth stations and dish antennas.
 - (10) Antennas used by amateur radio operators.
 - (11) Any other use customarily found in conjunction with the principal use.
- (d) Lot Size Requirements. Each separate zoning lot in the "R-4" Single-Family Residential District shall:
- (1) Contain a minimum lot area of nine thousand (9,000) square feet.

- (2) Have a minimum lot width of sixty (60) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(e) Buffer Strips. A buffer strip shall be established on the lot being developed in the "R-4" Single-Family Residential District when it abuts the following zoning districts:

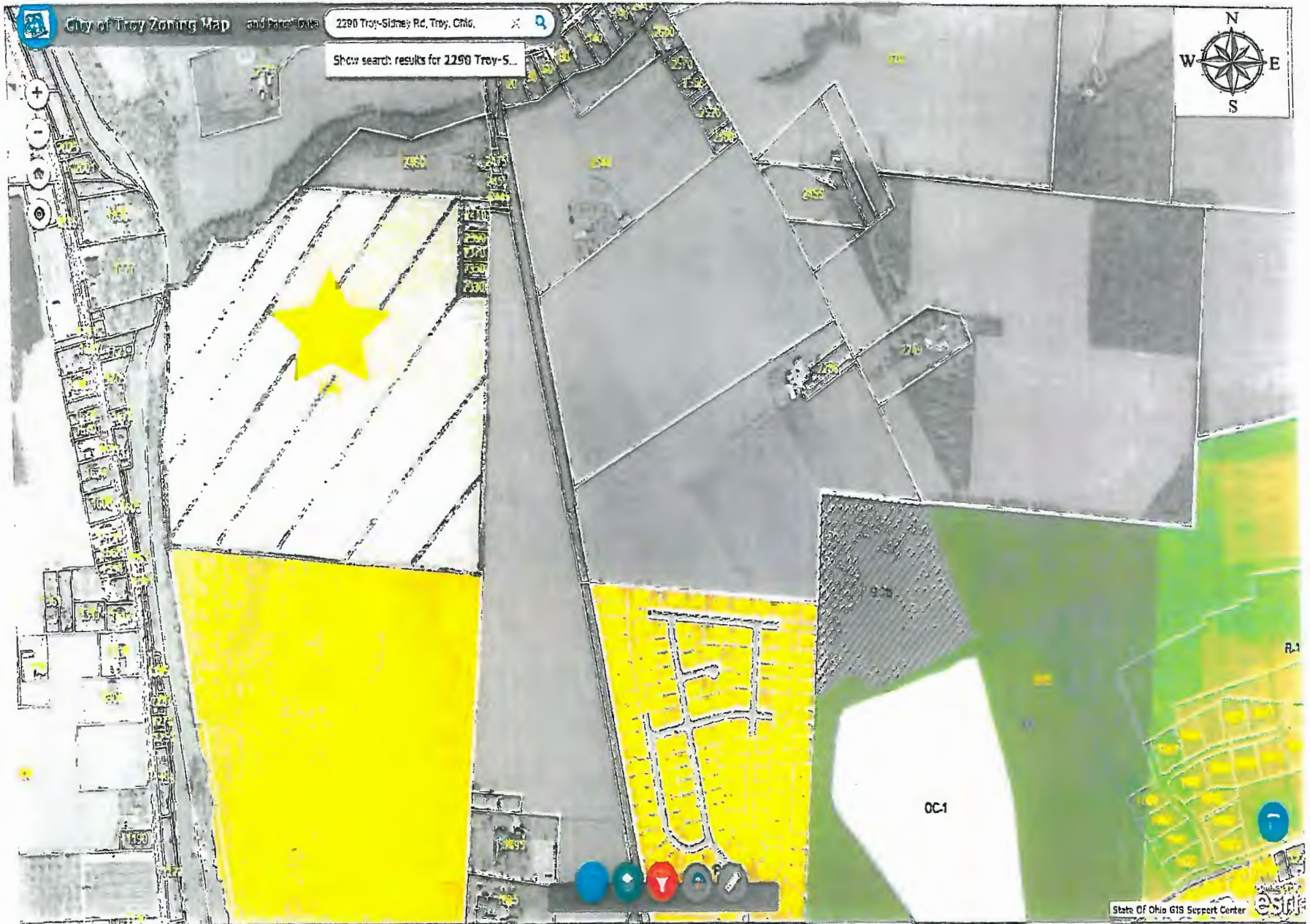
- (1) R-7, OR-1, OC-1, B-1 or WO: A minimum of fifteen (15) feet in width.
- (2) B-2, B-3, B-4, M-1, M-2, M-3: A minimum of twenty-five (25) feet in width.

All buffer strips shall be in accordance with the standards outlined in Section 1149.11 of this Zoning Code.

(f) Bulk Regulations. All construction on any zoning lot in the "R-4" Single-Family Residential District shall provide for:

- (1) Maximum building lot coverage of forty (40) percent.
- (2) Maximum structure height of forty (40) feet.
- (3) Minimum front yard of thirty (30) feet.
- (4) Minimum combined side yard of fifteen (15) feet, with one side being a minimum of seven (7) feet.
- (5) Minimum rear yard of thirty (30) feet.

(g) Development Standards. All development in the "R-4" Single-Family Residential Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.



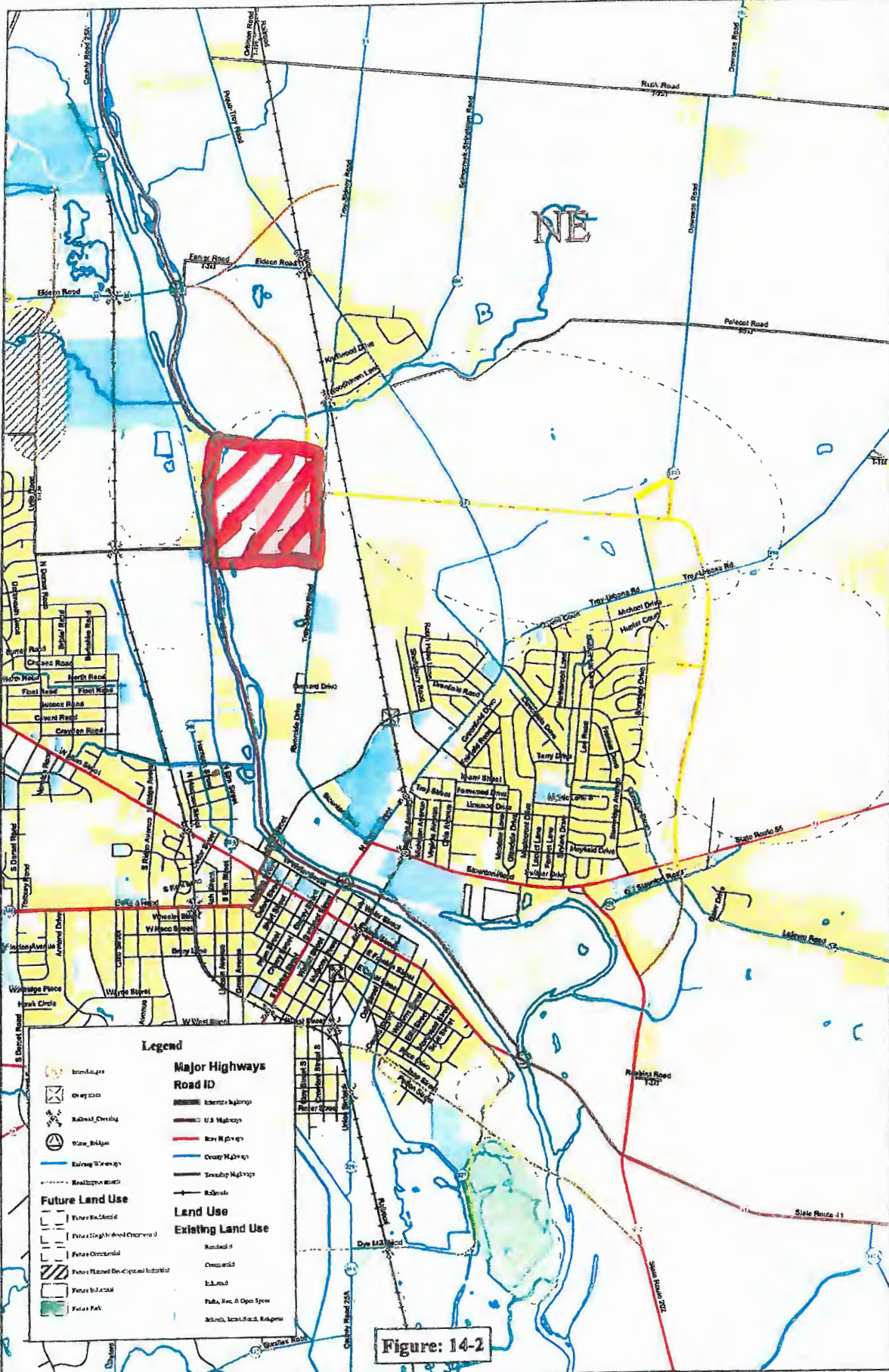
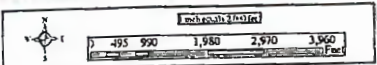


Figure: 14-2



NE Future Land Use

ORDINANCE No. 0-10-2016

Dayton Legal Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF INLOTS 10575
AND 10576 IN THE CITY OF TROY, OHIO FROM THE
MIAMI COUNTY, OHIO ZONING OF F-1, FLOOD PLAIN,
TO THE CITY ZONING OF B-1, LOCAL RETAIL DISTRICT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone Inlot 10575 and Inlot 10576 (which Inlots are the property of the City of Troy and have been annexed to the City of Troy and are shown on the map attached hereto as Exhibit A for Inlot 10575 and Exhibit B for Inlot 10576) from the Miami County, Ohio zoning of F-1, Flood Plain, to the City zoning of B-1, Local Retail District.

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval of said zoning change, and

WHEREAS, at least thirty days notice of the public hearing of said zoning change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of Inlot 10575 and Inlot 10576 shall be changed from the Miami County, Ohio zoning of F-1, Flood Plain, to the City of Troy zoning of B-1, Local Retail District.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor



EXHIBIT B





MEMORANDUM

TO: Mrs. Baker, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: February 4, 2016

SUBJECT: **REPORT OF THE PLANNING COMMISSION ON THE REZONING OF CITY OWNED PROPERTY LOCATED OFF NORTH ELM STREET, COMPRISED OF TWO PARCELS LOCATED NORTH OF TREASURE ISLAND PARK. ONE PARCEL IS 4.594 ACRES AND ONE PARCEL IS .283 ACRES. THIS WOULD BE A REZONING FROM THE COUNTY ZONING OF F-1, FLOOD PLAIN, TO THE CITY ZONING OF B-1, LOCAL RETAIL DISTRICT**

On January 27, 2016 the Troy Planning Commission considered the rezoning of two City-owned parcels located off North Elm Street and north of Treasure Island Park. One parcel is 4.594 acres and one parcel is .283 acres. This would be a rezoning from the County zoning of F-1, Flood Plain, to the City zoning of B-1, Local Retail District. The proposed zoning is compatible with surrounding properties. The City of Troy is the applicant

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that that the two parcels of City owned property located off North Elm Street and north of Treasure Island Park, be rezoned from the County Zoning of F-1, Flood Plain, to the City of Troy zoning of B-1, Local Retail District, based on the findings of staff that:

- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The proposed rezoning is consistent with the surrounding zoning districts; and
- Proposed use is consistent with the requested zoning district; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.

Planning Commission Chair Alan Kappers requested that the Board of Park Commissioners also review the proposed rezoning and provide a recommendation to Council. On February 2 the Board of Park Commissioners met and did recommend that the rezoning be approved.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for consideration.

The Public Hearing before Council has been set for the March 7 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	January 27, 2016
SUBJECT:	Rezoning 4.594 acres and .283 acres
OWNER:	City of Troy
APPLICANT:	City of Troy

BACKGROUND:

The City of Troy is requesting Planning Commission to consider the rezoning of 4.594 acres and .283 acres of land located north of Treasure Island Park. This property was annexed into the City of Troy in the fall of 2015. Currently, the property is county zoned F-1 Flood Plain and the applicant requests that the zoning of the parcel be rezoned to city zoning of B-1 Local Retail District.

The land is currently open space and is bounded on the east by the Great Miami River. The surrounding zoning districts include County Zoning of F-1 Flood Plain to the north, east and west, and City of Troy Zoning of B-1 Local Retail District to the south of the parcels. A map depicting the city surrounding zoning districts is attached to this report.

DISCUSSION:

With the recent annexation of the property, it is the City's request to establish city zoning. It is the intent to leave this land as open space that connects to Treasure Island Park. The B-1 district allows public parks, playground and community centers as permitted uses. Attached to this report are the uses and requirements of the B-1 district.

The Comprehensive Plan's Future Land Use Map (Figure 14-2) displays this area as a mix of park and commercial uses. A copy of Figure 14-2 has been attached to this report.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code. Section 1131.02(o) & (r) state the purposes of the Zoning Code are to preserve and enhance property value, and direct particular land uses to the parcel of land best suited for them. The proposed rezoning request achieves these purposes.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The proposed rezoning is not made necessary because of changing conditions in the affected area. The proposed use will not have any adverse effects in the area and compliments the existing B-1 zoning district (used as parkland).

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The proposed use is compatible and similar to the zoning of Treasure Island Park (B-1) that currently exists to the south of this parcel.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities can be provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

In the vicinity of the subject property, there is no available vacant land (not classified as parkland) zoned with the B-1 classification.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the proposed rezoning, based on the following:

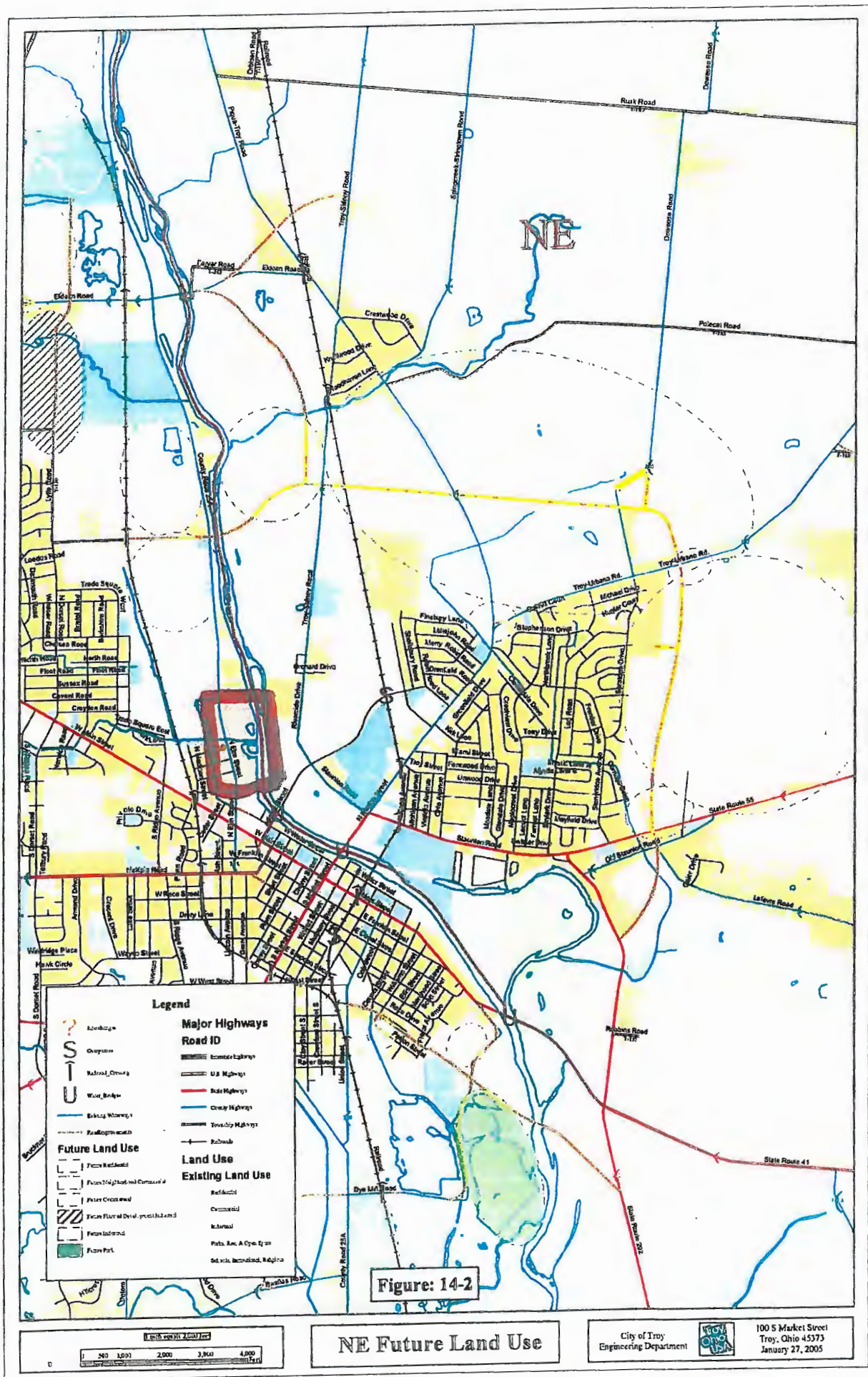
- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- o The proposed rezoning is consistent with the surrounding zoning districts; and

- Proposed use is consistent with the requested zoning district; and
- The proposed rezoning is consistent with the City of Troy Comprehensive Plan.



Show search results for 219 n elm st.





(a) Purpose. The "B-1" Local Retail District is intended to permit the development of retail sales and personal services required to meet the day-to-day needs of an adjacent residential neighborhood. Stores, businesses and offices in this zone should be useful to the majority of the neighborhood residents, should be economically supportable by nearby population, and should not draw community-wide patronage. A grocery store or grocery store/drugstore combination is favored as the principal tenant in a local retail district. In general, the "B-1" Local Retail District is intended for the grouping of a grocery store and small retail businesses and office uses which are relatively nuisance-free to surrounding residences and which do not detract from the residential purpose and character of the surrounding neighborhood. Residential uses may be permitted on the second story or above when located in a building in which the first floor is devoted to a permitted use.

(b) Principal Permitted Uses Only those uses set forth below which continuously conform to all the requirements of divisions (d) through (f) of this section shall be permitted:

- Accountant's office.
- Apparel stores – retail stores.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Banks and financial institutions.
- Barber and beauty shops.
- Bed and Breakfast.
- Bicycle sale, rental and repair.
- Books – retail sales.
- Business, civic, fraternal association and labor meeting rooms.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Child day – care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place - #1.
- Eating place - #2.

- Ⓓ Electrical appliance repair.
- Ⓔ Engineer's office.
- Ⓕ Florists.
- Ⓖ Food stores – retail sales.
- Ⓗ Gift shops.
- Ⓙ Government buildings, structures, or premises used exclusively be federal, state, county, township, or municipal governments for public purposes, but not including work shops, warehouse, or open material storage.
- Ⓚ Grocery, meat and fish – retail sales.
- Ⓛ Hardware – retail sales.
- Ⓜ Hobby shops – retail sales.
- Ⓝ Insurance agent's office.
- Ⓟ Jewelry – retail sales.
- Ⓢ Lawn mower sales, service and repair.
- Ⓡ Leather goods and luggage – retail sales.
- Ⓣ Libraries.
- Ⓤ Locksmiths.
- Ⓡ Medical and dental laboratories.
- Ⓢ Medical and dental office/clinic.
- Ⓣ Mortuaries and funeral parlors.
- Ⓡ Newsstand – retail sales.
- Ⓢ Office supplies and stationary – retail sales.
- Ⓣ Optical goods – retail sales.
- Ⓡ Package liquor, beer and wine – retail sales.
- Ⓢ Paint, glass and wallpaper – retail sales.
- Ⓣ Pet sales and supplies – retail sales.
- Ⓡ Photo studios.
- Ⓢ Private clubs.
- Ⓣ Professional Offices not otherwise mentioned.
- Ⓡ Public parks, playgrounds and community centers.
- Ⓢ Public utility.
- Ⓣ Radio and television-sales, service and repair.
- Ⓡ Real estate broker's office.
- Ⓢ Repair part – retail sales.
- Ⓣ Residential use on second story or above.
- Ⓡ Retail and service uses.
- Ⓢ Schools – primary, intermediate and secondary – public or private.
- Ⓣ Seamstress and tailor.
- Ⓡ Shoe repair.
- Ⓢ Upholstery shop, not involving furniture manufacturing.
- Ⓣ Variety stores – retail sales.
- Ⓡ Veterinary office – no boarding.
- Ⓢ Watch, clock and jewelry repair.

(c) Permitted Accessory Uses. The following are permitted as accessory uses subject to the provisions of Section 1151.04 of this Zoning Code:

- (1) Refuse Dumpsters.
- (2) A structure for storage incidental to a permitted use.
- (3) Off-street parking and loading as regulated in Sections 1153 and 1155 of this Zoning Code.
- (4) Any use which is customarily found in conjunction with principal use as approved by the Planning Commission.

(d) Lot Size Requirements. Each separate zoning lot in the "B-1" Local Retail District shall:

- (1) Contain a minimum lot area of twenty thousand (20,000) square feet.
- (2) Have a minimum lot width of one hundred (100) feet.
- (3) Have a minimum lot depth of one hundred (100) feet.
- (4) Have a maximum lot depth to lot width ratio of 3:1 except on cul-de-sacs lots and other lots bearing unique topography.

(e) Buffer Strips. A buffer strip shall be established on the lot being developed in the "OC-1" Office-Commercial District when it abuts the following zoning districts:

- (1) A, A-R, R-1 to R-7: A minimum of twenty-five (25) feet in width.

All buffer strips shall be developed in accordance with the standards outlined in Section 1149.11 of this Zoning Code.

(f) Bulk Regulations. All construction on any zoning lot in the "B-1" Local Retail District shall provide for:

- (1) Maximum building lot coverage of sixty (60) percent.
- (2) Maximum structure height of forty (40) feet.
- (3) Minimum front yard of twenty-five (25) feet.
- (4) Minimum side yard of five (5) feet.
- (5) Minimum rear yard of twenty-five (25) feet.

(g) Development Standards. All development in the "B-1" Local Retail Zoning District shall be subject to the applicable provisions of Sections 1147 through 1159 of this Zoning Code.

ORDINANCE No. 0-11-2016

Dayton L. 1200 Blank, Inc.

AN ORDINANCE AMENDING SECTIONS 521 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO AND SECTIONS 1133 AND 1151 OF THE ZONING CODE OF THE CITY OF TROY, OHIO RELATED TO FENCES

WHEREAS, the Planning Commission of the City of Troy, Ohio has reviewed proposed amendments to the Zoning Code related to fences and has recommended approval of said amendments; and

WHEREAS, at least thirty days' notice of the public hearing regarding said Zoning Code amendments has been provided in a newspaper of general circulation; and

WHEREAS, Troy City Council has reviewed Section 521 of the Codified Ordinances related to fences, and Sections 1133 and 1151 of the Zoning Code for the City of Troy, Ohio, and determined the appropriate changes are necessary.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, as follows:

SECTION I: That Section 521.07 of the Fence Regulations is amended to include a new subsection (a) as follows, with all subsections thereafter re-lettered:

"521.07 Fences.

A fence may be erected, placed, or maintained, upon a lot, subject to the following conditions:

(a) Fences can only be erected upon a zoning lot where a principal structure has been established."

SECTION II: That Section 1133.02 (81) of the Zoning Code of the City of Troy, Ohio, attached hereto as Exhibit A, is hereby repealed.

SECTION III: That Section 1133.02 (81) of the Zoning Code of the City of Troy, Ohio, as set forth below is enacted and adopted:

"1133.02 DEFINITIONS.

(81) 'Fence.' A free standing accessory structure over twelve (12) inches constructed of metal, masonry, composition, or wood or any combination thereof resting on or partially buried in the ground and rising above ground level, and used for confinement, screening, or partition purposes. Fences shall be maintained in a neat and orderly manner and shall conform to the regulations of Section 521.07 of the Codified Ordinances."

SECTION IV: That Section 1133.02 (157) of the Zoning Code of the City of Troy, Ohio attached hereto as Exhibit B, is hereby repealed.

SECTION V: That Section 1133.02 (157) of the Zoning Code of the City of Troy, Ohio, as set forth below is enacted and adopted:

"1133.02 DEFINITIONS.

(157) 'Setback Line.' Where a front or side yard is required along a street, the setback line shall be the minimum horizontal distance between the right-of-way line of the street and a line parallel to the right-of-way line of the street from which any required yard shall be measured unless a principal structure has been erected. If a principal structure exists, the distance measured horizontally from the right-of-way line of the street to the principal structure becomes the required setback line."

SECTION VI: That Section 1151.04 (c)(1) of the Zoning Code of the City of Troy, Ohio attached hereto as Exhibit C, is hereby repealed.

SECTION VII: That Section 1151.04 (c)(1) of the Zoning Code of the City of Troy, Ohio as set forth below is enacted and adopted:

"1151.04 ACCESSORY BUILDINGS, STRUCTURES AND USES.

(c) All accessory buildings and structures shall conform to the following bulk regulations:

(1) Accessory buildings and structures shall be set back not less than five (5) feet from the rear lot line except as required by Section 521.07 of the Codified Ordinances."

SECTION VIII: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

EXHIBIT A

1133.02 DEFINITIONS.

(81) "Fence." A free standing structure over twelve (12) inches constructed of metal, masonry, composition, or wood or any combination thereof resting on or partially buried in the ground and rising above ground level, and used for confinement, screening, or partition purposes. Fences shall be maintained in a neat and orderly manner and shall conform to the regulations of Section 521.07 of the Codified Ordinances.

EXHIBIT B

1133.02 DEFINITIONS.

(157) "Setback Line." Where a front or side yard is required along a street, the setback line shall be the minimum horizontal distance between the right-of-way line of the street and a line parallel to the right-of-way line of the street from which any required yard shall be measured

EXHIBIT C

1151.04 ACCESSORY BUILDINGS, STRUCTURES AND USES.

- (c) All accessory buildings and structures shall conform to the following bulk regulations:
 - (1) Accessory buildings and structures shall be set back not less than five (5) feet from the rear lot line.



TO: Marty Baker, President of Council

FROM: Patrick Titterington, Director of Public Service & Safety

DATE: January 13, 2016

SUBJECT: Changes to the Zoning Code and Fence Code

RECOMMENDATION:

That City Council pass legislation to clarify the intent and practice regarding fences.

BACKGROUND:

The City has treated fences as accessory structures since the last modification of the Fence Code in 2011 (and even before then). The Law Director has indicated a couple of sections in our code may be conflicting **with the City's past interpretation** and should be refined **should the City desire to treat fences as accessory structures**. The proposed alterations (below) clarify the intent of the various codes relating to fences. The proposed changes are highlighted in **red**.

Alteration 1: Reword Section 521.07 (a) of the Troy Codified Ordinances to read **"Fences can only be erected upon a zoning lot where a principal structure has been established."** This change to Section 521.07(a) requires that fences cannot be erected on undeveloped lots. This is consistent with our current practice. Renumbering the rest of the conditions listed in 521.07 would be required.

Alteration 2: Modify Section 1151.04(c)(1) of the Zoning Code to read "Accessory building and structures shall be set back not less than five (5) feet from the rear lot line **except as required by Section 521.07 of the Codified Ordinances.**" Currently, accessory structures are required to be setback a minimum of five feet from the rear property line. This modification allows fences to be erected on the rear property line and consistent with the requirements set forth in 521.07 of the Codified Ordinances.

Alteration 3: Amend the definition of "Fence" to include the word **"accessory"** in section 1133.02(81) of the Zoning Code. This amendment clarifies that fences are considered as an accessory structure and not a principal structure on a lot. Section 1133.02(81) would read "A free standing **accessory** structure over twelve (12) inches constructed of metal, masonry, composition, or wood or any combination thereof resting on or partially buried in the ground and rising above ground level, and used for confinement, screening, or partition purposes. Fences shall be maintained in a neat and orderly manner and shall conform to the regulations of Section 521.07 of the Codified Ordinances."

Alteration 4: Add additional language to 1133.02(157) "Setback Line" to include **"...unless a principal structure has been erected. If a principal structure exists, the distance measured horizontally from the right-of-way line of the street to the principal structure becomes the required setback line."** This language clarifies that the principal structure has set the setback line on a property. If the property is undeveloped, then the setback line would be distance listed in zoning code for that district.

REQUESTED ACTION:

It would be appreciated if you would assign to a Committee of Council consideration of recommending the legislation changes to the Zoning Code and Fence Ordinance. The proposed changes to the Zoning Code {Sections 1151.04(c)(1), 1133.02(81) and 1133.02(157)} have received Planning Commission approval. A change to the Fence Ordinance (Section 521.07) does not require Planning Commission review.

Cc: Mayor Beamish



MEMORANDUM

TO: Mrs. Baker, President of Council

FROM: Sue Knight for the Troy Planning Commission

DATE: January 19, 2016

SUBJECT: REPORT OF THE PLANNING COMMISSION – PROPOSED AMENDMENTS TO ZONING CODE TO CLARIFY THE INTENT AND PRACTICE REGARDING FENCES

At the January 13, 2016 meeting of the Troy Planning Commission, the Commission reviewed three proposed amendments to the Zoning Code to clarify the intent and practice of the City regarding fences – that fences are treated as accessory structures. The sections proposed to be amended are:

- Section 1151.04 (c) (1) to permit fences to be erected on the rear property line and consistent with the requirements set forth in Section 521.07 of the Codified Ordinances.
- Section 1133.02 (81) to amend the definition of “fence” to include the word “accessory”.
- Section 1133.02 (157) to clarify that the principal structure has set the setback line on a property.

The Troy Planning Commission determined not to hold a public hearing on these proposed amendments. By unanimous vote the Troy Planning Commission recommends to Troy City Council that the Zoning Code amendments, as presented by staff and reviewed by the Planning Commission, be approved.

Attached you will find a copy of the information provided to the Commission and a draft of the minutes of the Planning Commission.

This matter is forwarded herewith for consideration of Troy City Council.

encl.



TO: Troy Planning Commission
FROM: Tim Davis
DATE: January 13, 2016
SUBJECT: Changes to the Zoning Code

RECOMMENDATION:

That City Council pass legislation to clarify the intent and practice regarding fences.

BACKGROUND:

The City has treated fences as accessory structures since the last modification of the Fence Code in 2011 (and even before then). The Law Director has indicated a couple of sections in our code may be conflicting with the City's past interpretation and should be refined should the City desire to treat fences as accessory structures. The proposed alterations (below) clarify the intent of the various codes relating to fences. The proposed changes are highlighted in red.

Alteration 1: Modify Section 1151.04(c)(1) of the Zoning Code to read "Accessory building and structures shall be set back not less than five (5) feet from the rear lot line **except as required by Section 521.07 of the Codified Ordinances.**" Currently, accessory structures are required to be setback a minimum of five feet from the rear property line. This modification allows fences to be erected on the rear property line and consistent with the requirements set forth in 521.07 of the Codified Ordinances.

Alteration 2: Amend the definition of "Fence" to include the word "**accessory**" in section 1133.02(81) of the Zoning Code. This amendment clarifies that fences are considered as an accessory structure and not a principal structure on a lot. Section 1133.02(81) would read "A free standing **accessory** structure over twelve (12) inches constructed of metal, masonry, composition, or wood or any combination thereof resting on or partially buried in the ground and rising above ground level, and used for confinement, screening, or partition purposes. Fences shall be maintained in a neat and orderly manner and shall conform to the regulations of Section 521.07 of the Codified Ordinances."

Alteration 3: Add additional language to 1133.02(157) "Setback Line" to include "...**unless a principal structure has been erected. If a principal structure exists, the distance measured horizontally from the right-of-way line of the street to the principal structure becomes the required setback line.**" This language clarifies that the principal structure has set the setback line on a property. If the property is undeveloped, then the setback line would be distance listed in zoning code for that district.

REQUESTED ACTION:

It would be appreciated if you would provide a positive recommendation to Troy City Council.

FROM DRAFT PC MINUTES – 1-13-2016

ZONING CODE AMENDMENTS – TO CLARIFY THE INTENT AND PRACTICE REGARDING FENCES.

Staff presented a report that the City has treated fences as accessory structures since the last modification of the Fence Code in 2011 (and even before then); the Law Director has indicated that some sections in the code may be conflicting with the City's past interpretation and should be refined should the City desire to treat fences as accessory structures; to negate the conflict, staff proposed the following sections be amended, with the changes highlighted in red:

Alteration 1: Modify Section 1151.04(c)(1) of the Zoning Code to read "Accessory building and structures shall be set back not less than five (5) feet from the rear lot line **except as required by Section 521.07 of the Codified Ordinances.**" Currently, accessory structures are required to be setback a minimum of five feet from the rear property line. This modification allows fences to be erected on the rear property line and consistent with the requirements set forth in 521.07 of the Codified Ordinances.

Alteration 2: Amend the definition of "Fence" to include the word "**accessory**" in section 1133.02(81) of the Zoning Code. This amendment clarifies that fences are considered as an accessory structure and not a principal structure on a lot. Section 1133.02(81) would read "A free standing **accessory** structure over twelve (12) inches constructed of metal, masonry, composition, or wood or any combination thereof resting on or partially buried in the ground and rising above ground level, and used for confinement, screening, or partition purposes. Fences shall be maintained in a neat and orderly manner and shall conform to the regulations of Section 521.07 of the Codified Ordinances."

Alteration 3: Add additional language to 1133.02(157) "Setback Line" to include "**...unless a principal structure has been erected. If a principal structure exists, the distance measured horizontally from the right-of-way line of the street to the principal structure becomes the required setback line.**" This language clarifies that the principal structure has set the setback line on a property. If the property is undeveloped, then the setback line would be distance listed in zoning code for that district."

Mr. Davis commented that fences could be built on the property line and if there was to be a fence on the adjacent property, that fence would have to be moved back 5'. Mr. Titterington clarified that the proposed amendments are not changing the rules but following the historic practice. Mr. McGarry stated a concern that some older properties may find the provisions difficult to follow, and staff noted that property owners could request a variance.

PUBLIC HEARING. A motion was made by Mr. Titterington, seconded by Mrs. Mahan, that the Planning Commission not hold a public hearing on the proposed zoning code amendments.

MOTION PASSED, UNANIMOUS VOTE

AMENDMENTS. A motion was made by Mr. Wolke, seconded by Mrs. Mahan, that the Planning Commission recommends to Troy City Council that the Zoning Code amendments, as presented by staff, and reviewed by the Planning Commission, be approved.

MOTION PASSED, UNANIMOUS VOTE

ORDINANCE No. O-12-2016

D - use Legal Blank, Inc.

**ORDINANCE ACCEPTING THE FINAL PLAT OF
EDGEWATER SUBDIVISION, SECTION 8 IN THE CITY OF
TROY, OHIO AND DEDICATING A RIGHT-OF-WAY**

WHEREAS, the final plat of Edgewater Subdivision, Section 8 was presented to the Planning Commission of the City of Troy, Ohio, and

WHEREAS, such plat involves the dedication of right-of-way, and

WHEREAS, such plat has been submitted to this Council for approval,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, as follows:

SECTION I: That the final plat in the City of Troy, Ohio, known as Edgewater Subdivision, Section 8, presented to Council and now on file with the Clerk of Council, is hereby approved and accepted.

SECTION II: That the roadways described in the plat are hereby dedicated to a public purpose.

SECTION III: That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said plat for record in the Office of the Recorder of Miami County, Ohio.

SECTION IV: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor



City of Troy

John E. Frigge
Auditor

City Hall
100 South Market Street
Troy, Ohio 45373
www.troyohio.gov
phone: (937) 335-2224
fax: (937) 335-8951
john.frigge@troyohio.gov

TO: Mrs. Baker, President of Council

FROM: John E. Frigge

DATE: February 29, 2016

SUBJECT: PAYING OFF BONDS EARLY – INTEREST SAVINGS

Request is made to retire two bonds with expiration dates of 12/1/16 and 12/1/17 early on or before May 15th of 2016. These bonds are in the amounts of \$880,000 (plus accrued interest) which expires on 12/1/16 and in the 2016 budget to be paid off and \$535,000 (plus accrued interest) which is set to expire on 12/1/17 and not in this year's budget. If approved, we will re-appropriate the funds needed to pay this second bond off. These borrowings were originally used for a water line extension and water system improvement in 1996 and 1997. They were ultimately refinanced for the remaining terms in 2005 in order to lower the interest rates. These bonds have rates of interest of 5% and 4% respectively. Since we have no investment opportunities to offset these interest rates and sufficient Water Fund reserves, we respectfully request that Council approves retiring these bonds early. Total savings will be just under \$70,000 in interest and there is no pre-payment penalty associated with either of these bonds.

Respectfully Submitted,
John Frigge, Auditor

ORDINANCE No. 0-13-2016**AN ORDINANCE AUTHORIZING THE REDEMPTION OF THE CITY'S
OUTSTANDING VARIOUS PURPOSE REFUNDING BONDS, SERIES
2005, AND DECLARING AN EMERGENCY**

WHEREAS, pursuant to Ordinance No. O-37-05, passed on November 7, 2005 (the "Series 2005 Bond Ordinance"), bonds in the aggregate principal amount of \$8,585,000 dated as of December 1, 2005 (the "Series 2005 Bonds"), were issued for the purpose of refunding bonds previously issued by the City for the purpose of paying the costs of (a) providing municipal safety facilities by acquiring real estate for and constructing, equipping and furnishing a new police headquarters building and a new fire station and acquiring a ladder truck, fire pumper and emergency medical vehicle and improving the municipal sewer system by constructing a new pump station, equalization basins, grit removal system and gravity sewer to replace an existing force main pump station, (b) improving the municipal water system by constructing a ground level treated water reservoir and an electric substation to serve the water treatment plant together with all related work and appurtenances, and (c) improving the municipal water system to modernize and increase the capacity of the water treatment plant by constructing new clarifiers, filters, basement extensions and a pumping station, retrofitting existing filters, and providing all necessary mechanical and electrical facilities and other necessary work and appurtenances; and

WHEREAS, this Council finds and determines that it will be in the City's best economic interest to redeem the Series 2005 Bonds now outstanding in the aggregate principal amount of \$1,415,000 and maturing on December 1 in the years 2016 and 2017 (collectively, the "Outstanding Series 2005 Bonds");

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Miami County, Ohio, that:

SECTION I. Call for Redemption of Outstanding Series 2005 Bonds. Acting pursuant to the Series 2005 Bond Ordinance which authorized the Series 2005 Bonds, the Outstanding Series 2005 Bonds are hereby called for redemption on the earliest date practicable following the effective date of this Ordinance (the "Series 2005 Redemption Date") at the required redemption price (100%) of the principal amount thereof, and the City Auditor is hereby authorized and directed to cause those Outstanding Series 2005 Bonds to be called for redemption on the Series 2005 Redemption Date and arrange for the notice of redemption to be given in accordance with the applicable provisions of the Series 2005 Bond Ordinance.

Any actions heretofore taken to effect the provision of such notice and redemption are hereby ratified and approved.

For informational purposes, a certified copy of this Ordinance shall be sent by the City Auditor to the U.S. Bank National Association, as bond registrar for the Series 2005 Bonds (the "Bond Registrar").

SECTION II. Provision for Payment of the Outstanding Series 2005 Bonds. In order to provide for the payment of (a) the interest on the Outstanding Series 2005 Bonds through the Series 2005 Redemption Date and (b) the principal of the Outstanding Series 2005 Bonds to be called for redemption on the Series 2005 Redemption Date, the City covenants and agrees with the Bond Registrar and with the owners of the Outstanding Series 2005 Bonds that the City will take, and will cause the Bond Registrar to take, all steps required by the terms of the Series 2005 Bond Ordinance to carry out such payments. The City will provide from lawfully available monies, monies sufficient to pay in full (a) the interest on the Outstanding Series 2005 Bonds through the Series 2005 Redemption Date and (b) the principal of the Outstanding Series 2005 Bonds to be called for redemption on the Series 2005 Redemption Date. The City covenants and agrees with the Bond Registrar and with the owners of the Outstanding Series 2005 Bonds that the City will take, and will cause the Bond Registrar to take, all steps required by the terms of this Ordinance and the Series 2005 Bond Ordinance to carry out such payments so that the Outstanding Series 2005 Bonds are not deemed to be outstanding.

There shall be delivered to the Bond Registrar lawfully available monies to be used for the purposes described in this Section II. Those monies shall be held in cash and will be sufficient without further investment or reinvestment of either the principal amount thereof or the interest earnings therefrom (if any) to cause the Outstanding Series 2005 Bonds to be deemed to be not outstanding.

All moneys described in this Section II shall be held by the Bond Registrar in trust and committed irrevocably to the payment of the principal of and interest on the Outstanding Series 2005 Bonds.

SECTION III. Further Authorizations and Implementation of Authorizations. The Mayor, the City Auditor, the Director of Law, the Clerk of Council and other City officials, as appropriate, each are authorized and directed to do all things necessary and appropriate to complete and perform the redemption of the Outstanding Series 2005 Bonds, including, without limitation, the execution and delivery of such certificates, financial statements and other documents and instruments as are, in the opinion of bond counsel, necessary or appropriate to facilitate the redemption of the Outstanding Series 2005 Bonds.

SECTION IV. Compliance with Open Meeting Requirements. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Revised Code.

SECTION V. Effective Date. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, welfare and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to facilitate the redemption of the Outstanding Series 2005 Bonds, which is necessary to enable the City to realize a savings in interest costs; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

ORDINANCE No. 0-14-2016

Prayon Legal Blank, Inc.

**ORDINANCE DECLARING MUNICIPALLY OWNED
PERSONAL PROPERTY AS NO LONGER NEEDED FOR
MUNICIPAL PURPOSES AND AUTHORIZING THE SALE
OF SUCH EXCESS PROPERTY**

WHEREAS, various departments and boards within the City of Troy have identified and approved the sale of various items of personal property that are no longer needed for municipal purposes, and

WHEREAS, Exhibit "A" attached hereto is a list of such items of excess personal property approved for sale, each of which items have an estimated value of \$1,000.00 or more, and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the items of personal property listed on Exhibit "A" attached hereto and made a part hereof, are found to be no longer needed for any municipal purpose and declared to be excess municipal property.

SECTION II: That the Director of Public Service and Safety is hereby authorized to advertise for bids and sell such personal property no longer needed for municipal purposes listed on Exhibit "A" attached hereto, according to law and by internet auction in accordance with Resolution No. R-1-2016 and to execute any documents necessary to complete the sale and transfer of such property.

SECTION III: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

Exhibit A

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>EST.VALUE</u>
1	1998 Ford Taurus 4-door sedan	\$ 1,000.00
2	2010 Ford Crown Victoria 4-door sedan	\$ 4,000.00
3	2000 Dodge Intrepid 4-door sedan	\$ 1,000.00
4	2003 Progressiv T-65 Bat Wing Mower	\$ 1,000.00
5	1991 Grumman Pumper Fire Truck, Cummins LTA-10 Engine, 1,500 GPM pump, 600 Gallon Tank	\$ 10,000.00

ORDINANCE No. O-15-2016

**ORDINANCE ACCEPTING THE DEDICATION OF
WATERLINE EASEMENTS AND A SANITARY SEWER
EASEMENT WITHIN INLOT 8740, LOCATED AT THE
INTERSECTION OF WEST MAIN STREET AND STANFIELD
ROAD AND DECLARING AN EMERGENCY**

WHEREAS, a request has been made to accept the dedication of Waterline Easements and a Sanitary Sewer Easement within Inlot 8740, and

WHEREAS, the dedication of such easements has been submitted to this Council for approval,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio, as follows:

SECTION I: That the 0.193 acre Waterline Easement, located within Inlot 8740, in the City of Troy, Ohio, as shown on the attached map as Exhibit A, is hereby approved and accepted.

SECTION II: That the 0.143 acre Sanitary Sewer Easement, located within Inlot 8740, in the City of Troy, Ohio, as shown on the attached map as Exhibit B, is hereby approved and accepted.

SECTION III: That the proper officials of the City of Troy, Ohio are hereby authorized to execute file said Easements in the office of the Recorder of Miami County, Ohio.

SECTION IV: That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason that the acceptance of the Waterline and Sanitary Sewer Easements will allow for a business expansion to commence within the construction period this year, **NOW WHEREFORE**, this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

EXHIBIT A

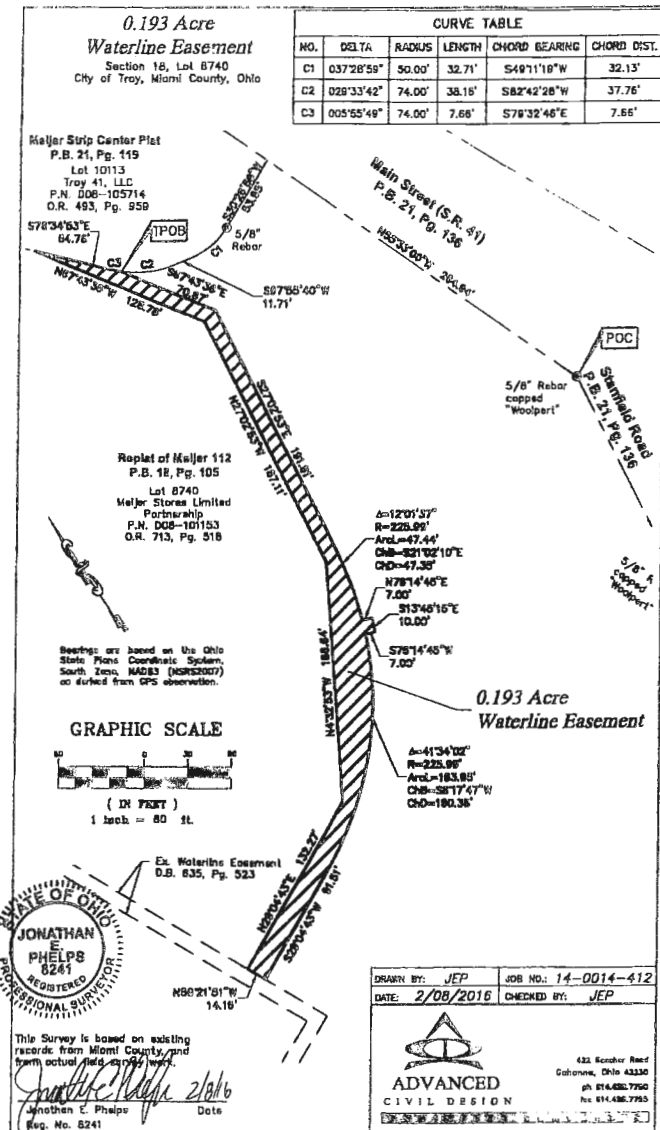
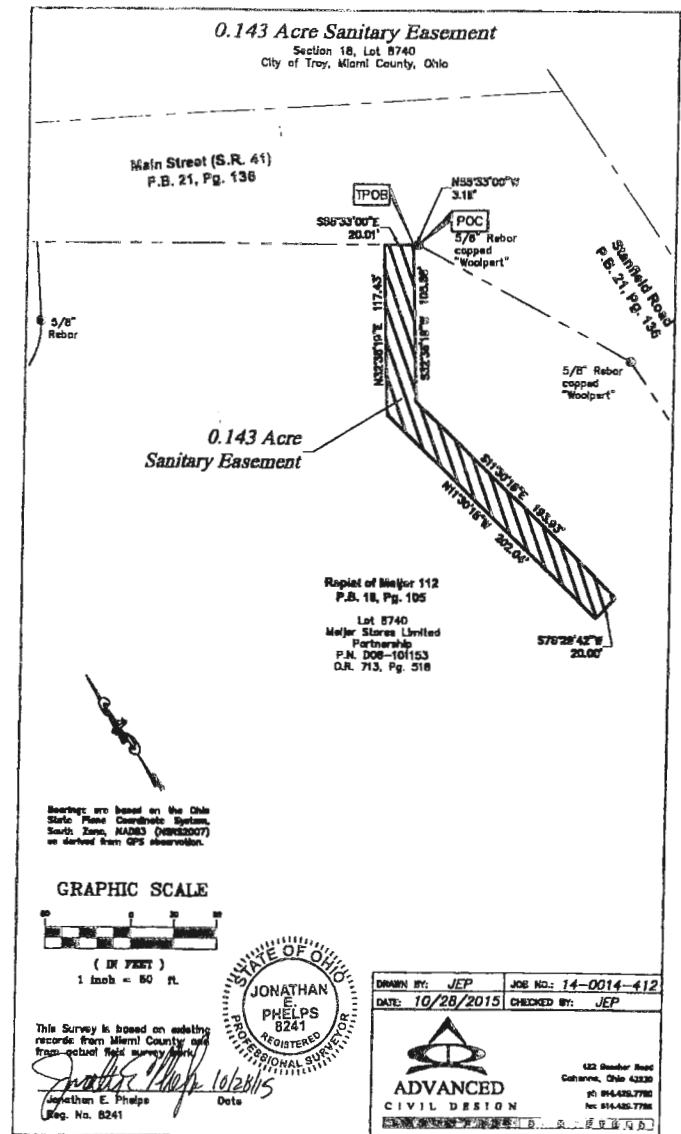


EXHIBIT B





ITEMS OF INTEREST

TO: Mayor Beamish
Mrs. Baker, President of Council
Council Members

FROM: Patrick E. J. Titterington, Director of Public Service and Safety

A handwritten signature in red ink, likely of Patrick E. J. Titterington, the Director of Public Service and Safety.

DATE: March 4, 2016

We are providing the following for your information:

- The bid opening for the SR 55 and Fenner Road/Clopay Drive Signalization Project was held February 10. Council approved \$275,000 for this project, of which ODOT will reimburse the City \$125,000. Six bids were received ranging from \$189,052.89 to \$234,479.63. The contract has been awarded to the low bidder, Bansal Construction, Inc. of Fairfield, OH in the amount of \$189,052.89.
- The bid opening was held for the concession operations for the Duke Park Soft Ball Field and the Duke Park Football Field. One bid was received for each concession operation. The Recreation Board awarded the contract for the softball field to T.L. Baseball Boosters, Inc. (Frosty Brown), the current concession operator. The contract is based on an annual payment of \$800.00 for 2016 and 2017. The bid also includes additional compensation related to maintenance of the field area at the concession estimated at \$6450.00 each year. The bid includes two mutually agreeable one year extensions on the same terms. The Recreation Board awarded the contract for the football field concession to Troy Junior Football, Inc., the current concession operator. The contract is based on an annual payment of \$100.00. The bid includes the two mutually agreeable one year extensions on the same terms.
- Bids were opened on February 24 for the replacement of four influent screw pumps at the Wastewater Treatment Plant. Council authorized \$1,200,000 for this project. Three bids were received ranging from \$668,000 to \$789,000. The contract has been awarded to the low bidder, Kirk Brothers Company, Inc., of Alvada, Ohio in the amount of \$668,000.
- The bid opening for the new 0.75 million gallon water tower has been set for March 23. Council authorized \$2,750,000 for this project.

- The City recently offered for sale seven pole lights/globes that had been removed from the prior Adams Street Bridge. A total of \$4,165 was bid by five individuals, and the poles have been sold and picked up.
- Major Project Update:
 - Sidewalk Program 8 – the work has been completed. Council authorized the final assessment, and letters have been sent to property owners advising of those assessment amounts. The property owners have until April 15 to make payment in full; thereafter, the amounts will be certified to the County to be assessed over a five-year period.
 - Marina Building – interior work is progressing. The aerial walkway and exterior balcony work and structural steel installation are now underway.
 - Treasure Island Park – work continues to proceed for both the amphitheater and the shelter house with some work slowed due to the colder weather.
 - Streetscape (East Main Street between Walnut and Mulberry Streets) – sidewalk reconstruction and asphalt restriping has been completed. Traffic signal bases are set and the contractor is waiting delivery of the poles which are scheduled to be shipped by March 18. Temporary lighting and trees have been installed.
- Last November, Council authorized the filing of an application for MVRPC funding towards the project to complete the SR 41 Traffic Signal Interconnect Project. This project is to include the signals at Dorset Road and Marybill Drive (at the Meijer Store entrance) as well as interconnect the lights at the I-75 ramps. The City's application for this project was for \$235,992, which is currently estimated to cost \$341,806. MVRPC received 63 funding applications for projects totaling over \$60.4 million. On March 3, MVRPC announced that Troy's project was one of the projects approved for funding in the amount of \$235,992. This funding is not anticipated to be released until State FY 2021.
- The Dye Mill Road facility will be opening for the season on March 14. A copy of the news release is attached. Hours of operation will be:

Monday and Friday	11:00 a.m. – 7:00 p.m.
Tuesday and Thursday	3:00 p.m. - 7:00 p.m.
Saturday	9:00 a.m. - 3:00 p.m.
Wednesday and Sunday	Closed
- Spring clean-up is underway at Riverside Cemetery. New allowed decorations may be placed starting April 1.

- Attached is the snow and ice removal report through March 4, 2016. The City has used 370 tons of the salt supply, with a total expenditure of \$48,255.75 for material and labor.
- Other information provided by City departments is attached.

Upcoming Events at Hobart Arena

March 4, 5, and 6	Miami County Home and Garden Show
March 11	Mirage, Visions of Fleetwood Mac Concert
March 15	Jordan World Circus
March 17	Third Day Concert
April 23	Rend Collective, Family We Go Tour
April 28	Chamber Business Expo

Calendar of Meetings

March 7	7:00 p.m.	Council	City Hall Council Chambers
March 9	3:30 p.m.	Planning Commission	City Hall
March 16	4:00 p.m.	Rec Board	Hobart Arena
March 21	7:00 p.m.	Council	City Hall Council Chambers
March 23	3:30 p.m.	Planning Commission	City Hall

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads

City of Troy
2015-16 Snow Report

MONTH	SALT			CACL2			UNLEADED			DIESEL			REG LABOR		OT LABOR		EVENT TOTAL	TOTAL SALT USAGE	TOTAL SALT REMAINING	TOTAL TO DATE	WEATHER CONDITIONS
	TONS	\$/TON	TOTAL \$	GAL	\$/GAL	TOTAL \$	GAL	\$/GAL	TOTAL \$	DIESEL	\$/GAL	TOTAL \$	HOURS	\$	HOURS	\$	\$	TONS		\$	
October	0.0	\$118.86	\$ -	0.0	\$1.15	\$ -	0.0			0.0			0.0	\$ -	0.00	\$ -	\$ -	0.0	1,000.0	\$ -	
November	0.0	\$118.86	\$ -	0.0	\$1.15	\$ -	0.0			0.0			0.0	\$ -	0.00	\$ -	\$ -	0.0	1,000.0	\$ -	
December	0.0	\$118.86	\$ -	0.0	\$1.15	\$ -	0.0			0.0			0.0	\$ -	0.00	\$ -	\$ -	0.0	1,000.0	\$ -	
January 10, 2016 9:30AM-12:30PM	47.0	\$118.86	\$ 5,586.42	188.0	\$1.15	\$ 216.20	0.0	\$1.36	\$ -	65.0	\$1.69	\$ 109.85	0.0	\$ -	21.00	\$ 840.96	\$ 6,753.43	47.0	853.0	\$ 6,753.43	1" Snow fall
January 11, 2016 8:30AM-3:00PM	8.0	\$118.86	\$ 950.88	0.0	\$1.15	\$ -	17.0	\$1.36	\$ 23.12	19.0	\$1.69	\$ 32.11	16.0	\$ 450.88	0.00	\$ -	\$ 1,456.99	55.0	945.0	\$ 8,210.42	Brining
January 12, 2016 4:30AM-3:30PM	69.0	\$118.86	\$ 8,201.34	264.0	\$1.15	\$ 303.60	0.0	\$1.36	\$ -	132.0	\$1.69	\$ 223.08	64.0	\$ 1,713.92	20.00	\$ 803.43	\$ 11,245.37	124.0	876.0	\$ 19,455.79	2" snow, salt mains/secondarys
January 13, 2016 7:00AM-3:00PM	23.0	\$118.86	\$ 2,733.78	84.0	\$1.15	\$ 96.60	0.0	\$1.36	\$ -	75.0	\$1.69	\$ 126.75	64.0	\$ 1,713.92	0.00	\$ -	\$ 4,671.05	147.0	853.0	\$ 24,126.84	Refreeze/plow
January 19, 2016 7:00AM-3:00PM	10.0	\$118.86	\$ 1,188.60	0.0	\$1.15	\$ -	0.0	\$1.34	\$ -	30.0	\$1.28	\$ 38.40	16.0	\$ 392.64	0.00	\$ -	\$ 1,619.64	157.0	843.0	\$ 25,746.48	Brining
January 20, 2016 7:00AM-12:00PM	49.0	118.86	\$ 5,824.14	196.0	\$1.15	\$ 225.40	0.0	\$1.34	\$ -	65.0	\$1.28	\$ 83.20	35.0	\$ 894.60	0.00	\$ -	\$ 7,027.34	206.0	794.0	\$ 32,773.82	1.5" snow
February 9, 2016 4:15AM-11:00AM	56.0	72.98	\$ 4,086.88	204.0	\$1.15	\$ 234.60	0.0	\$1.34	\$ -	79.0	\$1.28	\$ 101.12	24.0	\$ 710.16	8.25	\$ 313.59	\$ 5,446.35	262.0	738.0	\$ 38,220.17	1" snow
February 10, 2016 7:00AM-10:00AM	53.0	72.98	\$ 3,867.94	196.0	\$1.15	\$ 225.40	0.0	\$1.34	\$ -	71.0	\$1.28	\$ 90.88	21.0	\$ 538.20	0.00	\$ -	\$ 4,722.42	315.0	685.0	\$ 42,942.59	0.50" snow
February 14, 2016 4:30PM-7:30PM	49.0	72.98	\$ 3,576.02	196.0	\$1.15	\$ 225.40	0.0	\$1.34	\$ -	71.0	\$1.28	\$ 90.88	0.0	\$ -	21.00	\$ 788.93	\$ 4,691.23	364.0	636.0	\$ 47,633.82	1.5" snow
February 19, 2016 SALT SHIPMENT	0.0	72.98	\$ -	0.0	\$1.15	\$ -	0.0	\$1.29	\$ -	0.0	\$1.41	\$ -	0.0	\$ -	0.00	\$ -	\$ -	364.0	1,136.0	\$ 47,633.82	Received 500 Tons of Salt from Detroit
March 3, 2016 7:00AM-8:30AM	3.0	72.98	\$ 218.94	12.0	\$1.15	\$ 13.80	0.0	\$1.29	\$ -	6.0	\$1.41	\$ 8.46	3.0	\$ 75.78	0.00	\$ -	\$ 316.98	367.0	1,133.0	\$ 47,950.80	Bridges
March 4, 2016 8:00AM-10:30AM	3.0	72.98	\$ 218.94	12.0	\$1.15	\$ 13.80	0.0	\$1.29	\$ -	6.0	\$1.41	\$ 8.46	2.5	\$ 63.75	0.00	\$ -	\$ 304.95	370.0	1,130.0	\$ 48,255.75	Bridges



Operations
Items of Interest
March 2, 2016

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 324 tons of residential trash since last report of 212 tons.
- Painted and repaired over 250 barricades.
- Collected brush and T-bags.
- Handled three recycling complaints and four trash complaints.
- Cleaned snow equipment after small snow event.
- Made five pothole repairs with cold mix and the new asphalt infrared recycling machine.
- Crack-sealed patches and bridge approaches after State inspections noted needed repairs.
- Turned in packet to Service Director's Office for upcoming sale of items on GovDeals.
- Ordered 500 tons of salt; currently we have over 1,000 tons of salt on hand.
- Cleaned and organized the public's dumping area at the Dye Mill Road Facility in preparation of opening on March 14, 2016.
- We will begin our road crack-sealing operations on March 14, 2016.

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed.
- Repaired a 1000 watt metal halide light at the Stanfield water tower.
- Replaced several lighting ballasts at the golf course.
- Repaired a walk way light along the levee.
- Repaired an overhead electric heater at fire station #1.
- Installed several phone lines throughout several city buildings.
- Removed the mini-lights from the downtown trees.
- Repaired several lights at fire station #3.
- Realigned a traffic signal at the West Main Street and Monroe Street intersection.
- Repaired an overhead sign and signal at the North Market and Staunton Road intersection.
- Repaired a no turn on red sign at West Main and Troy Town Drive.
- Installed a new sewage pump at the Trader's lift station on South County Road 25-A.

Water Distribution/Sewer Maintenance - Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets.
- Investigated numerous high consumption alerts.
- Completed numerous work orders for Billing and Collection.
- Shut-off non-payment customers and reconnected as payments were made.
- Repaired main break at 625 N. Dorset Road.
- Upgraded water services at 915 E. Franklin Street and 803 Meadow Lane.
- Repaired a service leak at 1224 Peters Road.
- Repaired a water service hit by contractor at 904 E. Franklin Street.
- Repaired a sewer lateral at 719 E. Franklin Street.
- Investigated a sewer lateral at 603 S. Clay Street.
- TV'd sewer lines off of Meadowpoint.
- Checked on sewer hot spots.
- Jetted the sewer line at 215 W. Water Street.
- Replaced catch basin at Surrey Road and Gateshead Road.
- Hydro-excavated lines on McKaig Phase II project.
- Cleaned and salted the sidewalks in front of City facilities in the downtown area.

Water Treatment Plant – Jeff Monce

- For the period of February 2016, the WTP pumped a total of 92.347 million gallons (MG) to our distribution system and customers in West Milton and parts of Miami County (avg. 3.29 MG/day). Total precipitation recorded at the WTP for February was 2.68". Respective totals for February in previous
- years are:
 - 2015: 102.614 MG; 2.00"
 - 2014: 108.482 MG; 1.47"
 - 2013: 115.595 MG; 2.75"
 - 2012: 94.603 MG; 3.01"
 - 2011: 109.387 MG; 5.77"
 - 2010: 112.849 MG; 0.77"
 - 2009: 105.264 MG; 2.39"
 - 2008: 116.920 MG; 4.07"
 - 2007: 114.235 MG; 3.79"
 - 2006: 110.777 MG; 3.25"
 - 2005: 150.496 MG; 9.02"
- A total of 6,559,654 gallons were pumped to the Extra High Service pressure zone during the month of January, for an average daily consumption of .226 MG.
- 6 bulk water account holders withdrew a total of 20,130 gallons during the month of February.

- Layne Inc. installed a refurbished 30hp submersible pump and a new 8" check valve to complete repairs at Well 18. This well underwent a Boreblast nitrogen-pulse and chemical cleaning in late 2015 and now resumes normal service.
- Well 16 submersible motor has been removed and sent out for analysis. This motor has been failing due to current overloads.
- Transition to new chlorine supplier has been completed and four one-ton chlorine cylinders are on hand. Increased on-site storage and a different supplier will enable the WTP to offset chlorine price increases in 2016.
- Asst. Supt. Ralph Walters submitted a revised coliform sample siting plan to the Ohio EPA to comply with new requirements under the Revised Total Coliform Rule (RTCR). This rule will be effective April 1, 2016. The RTCR is a USEPA-mandated revision of bacteria sampling and monitoring protocols and will apply to all 4,800 public water systems in Ohio. The City of Troy will continue to collect 30 bacteriological samples from our distribution system each month.
- A contractor has removed the 27 year old slaker 1 lime mixing machine. A new lime slaker is scheduled to be delivered and installed in the next three weeks.

Wastewater Treatment Plant – Tim Snider

- A contractor was on site to repair actuator valve on teacup degritter #3.
- Staff removed clog from teacup degritter #1
- Staff removed debris from both pumps at Kirk Lane pump station.
- Put Final Settling Tank (FST) #3 and FST #5 in service and removed FST #1 and FST #2 from service.
- Received the new process water pumps (2) that were included in the 2016 budget.
- Staff is prepping and painting valves and piping associated with the degritting process.
- Staff replaced pump #2 at Traders pump station.
- The three existing plant Human Machine Interface Stations (HMIS) were replaced with new computers. An outside vendor installed the Wonderware operating software back into the new computers. This was part of a planned upgrade.
- Staff continues to complete preventive maintenance work orders.

**Items of Interest
Engineering Department
March 2, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
PUBLIC WORKS PROJECTS		
2015-01	MIA - Troy East Main Street Downtown Streetscape (PID 93240)	ODOT will fund a portion of this project. LJ DeWeese Co., Inc. was awarded the project. Sidewalk reconstruction has been completed and asphalt restriping completed. Contractor is waiting delivery of the poles, which are currently estimated to be shipped by March 18. Temporary lighting and trees have been installed.
2014-16	Hobart Arena Renovation and Expansion	Contract with Monarch Construction, Inc. has been executed and progress construction meetings have begun. Mobilization for construction has begun, some trees are being removed and construction fencing has been installed.
2014-17	Marina & Boathouse Renovation	The contract was awarded to Bruns General Contracting. Interior work is progressing including the front entrance doors and tiling. Balcony/deck improvements have begun with structural steel installation ongoing, and the contractor is finalizing, cleaning and punch listing the interior. The remaining exterior work is anticipated to be completed by the end of March, weather dependent. Staff/contractor are working on the punch list for the exterior.
2014-18	Treasure Island Marina & Park Improvements	The City entered into a contract with Double Jay Construction The shelter house and amphitheater construction continues with brick work being installed at shelter house. Work slowed during the winter months.
2014-07	McKaig Road Improvements Phase 2	This phase included work from Monroe Street to Madison Street (RR tracks). Retainage is being held.
2014-12	Extra High Service (EHS) Water Tower	Council authorized an agreement for the design of a new Extra High Service Water Tower with the firm of EMH&T. The purchase of the site along W. Stanfield Road has been finalized. Council authorized bidding the tower construction at a cost not to exceed \$2,750,000. The bid opening has been scheduled for March 23.
2014-03	Water Regionalization Study	Council authorized a contract with RA Consultants. The City provided estimated hours for operations and administration necessary for West Milton and Miami County infrastructure. Staff continues to work with the consultant. Phase 2 of the regionalization, looking at the County as a retail customer, is being analyzed. Meetings with West Milton and Miami County have been scheduled for Wednesday, March 9.
2015-05	Sewer Regionalization Study	Council authorized a contract with RA Consultants, LLC. The City provided estimated hours for operations and administration necessities for West Milton and Miami County infrastructure. Staff continues to work with the consultant. Phase 2 of the regionalization, looking at the County as a retail customer, is being analyzed. A meeting with Miami County has been scheduled for Wednesday, March 9.
2015-03	Washington Road Waterline	Staff entered into an agreement with Choice One Engineering Company for the design of a water loop along Washington Road from West Main Street to West Stanfield Road. Council authorized \$760,000.00 for this project. The contractor, Finrock Construction Company, Inc., is planning to proceed with construction in the next couple of weeks.

**Items of Interest
Engineering Department
March 2, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
2015-04	Nottingham Subdivision Sewer Gravity	Access Engineering, LLC was authorized to design a gravity sewer from the Nottingham Subdivision to Piqua-Troy Road at Troy-Urbana Road. Easement requests are being coordinated with the property owners. Preliminary layout has been reviewed and the design continues. Bidding and construction is anticipated for 2016.
2015-10	Troy Recreational Trail Resurfacing (PID 100778)	Council approved the ODOT LPA Agreement including accepting ODOT funding and finalizing bike path easements according to federal regulations. Resurfacing is scheduled to occur SFY 2020 (calendar year July 2019). The project will be Local-Let (i.e. implemented by City Staff) and will be funded 80/20 ODOT/Troy. Staff has begun the environmental review and right-of-way acquisition with ODOT.
2015-29	West Market Street (SR 55) and Fenner Road Traffic Signal	Choice One Engineering Co. completed the design of the signal. The City received a \$125,000 grant from ODOT for the construction of the signal. Council authorized the bidding of this project in an amount not to exceed \$275,000. Bansal Construction, Inc has been awarded the contract. Contract documents are in the process of being executed.
2014-08	McKaig Road Improvements Phase 3	This phase includes work from Madison Street (RR tracks) to the alley west of Lake Street (end of Heywood Elementary property). Council authorized an agreement with LJB, Inc. to design the project. Staff is requesting authorization to bid McKaig Phase 3 at a cost not to exceed \$1,500,000.
2015-23	North Market Street Improvements Phase 2	This phase includes work from Kirk Lane/Foss Way to Stonyridge Avenue. Staff is requesting Council authorization to award the design contract to Choice One Engineering Corp. Construction is anticipated to occur in 2017.
ANNUAL PROJECTS		
2014-21	Sidewalk Program 8	I.F. Weber has completed the project. Invoices have been sent to the property owners involved in this program; the property owners have until April 15 to pay the bills or have the cost assessed to the property taxes for five years.
	Sidewalk Program 2016	Sidewalk quantities are being obtained/measured for the 2016 sidewalk repair program (Phase 9). This phase includes the following locations: areas along South Plum, South Cherry, South Walnut and South Mulberry between Main and Franklin; South Market, South Walnut and South Mulberry between East Franklin and East Canal; and the area encompassed by South Market, East West, South Clay, Ross and South Mulberry which include the following streets Young, Enyeart and Dakota. The Resolution of Necessity for this project will be on Council's March 7 agenda.
	Paving Program 2016	Streets to be paved are being coordinated with Vectren Bare Steel/Cast Iron replacement program, Water/Sewer/Storm necessary improvements, and the age of the existing street. Additional information will be forthcoming.
96435	MIA - 55 - 11.83 Bridge Redecking North Market Street (PID 96435)	ODOT-Let and funded project. Project will begin construction in June 2016. The bridge will remain open but traffic will be modified with half of the bridge closed at a time. Resurfacing of North Market Street from Water Street to Staunton Road will be completed as part of the redecking project at an 80/20 cost split (ODOT/City). Council authorized the 20% estimated funding for the project to proceed.

**Items of Interest
Engineering Department
March 2, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
	Engineering Electronic and Hard Copy File Organization	Staff has been working with an outside contractor to make the Engineering electronic/hard copy files organized in such a way that all staff can have access to most documents. This will improve efficiency with document filing and reduce the volume of space necessary. Staff re-implemented project numbers. Record drawings organization, personnel files clean-up, and project processes continue. P&Z files are also being organized. Project categorization and filing process is being finalized. Records retention and organization of the Zoning hard copy files are being analyzed and implemented.
2015-11	Updating City Construction Standards	Staff is working with Choice One Engineering Company to update the standards. A review meeting with Choice One is on March 21 to discuss mark-ups of draft standards.
	Sensus Analytics Controlled Launch	A kick-off meeting occurred, but staff is awaiting water tower maintenance contract discussions prior to attaching to the tower. Contact has been made with Caldwell Tanks, Inc., the tank maintenance contractor, and they are reviewing the additional connection requests per contract requirements.
	Water Tower Tank Asset Preservation Program On-Going Maintenance	The City was approached by Caldwell Tanks, Inc. to transfer the existing contracts to Utility Service Company Inc. There are several years remaining on the existing agreement. Staff has requested authorization from Council to assign the agreements to the Utility Service Group.
	GPS Data Collection	Collection of data continues. Staff is obtaining OUPS markings from the Vectren gas main work occurring throughout the City and other construction/maintenance activities from City staff or contractors.
	Sidewalk, Sewer, and Sump Inspections	Inspections are continuing to be completed as requested.
SUBDIVISION PROJECTS		
2012-08	Edgewater	Section 7 has obtained final course of asphalt, and escrow agreement will be held until final buildout of subdivision. Section 8 is on Council's March 7 agenda for consideration. Construction plan comments have been returned to the developer's design engineer, and staff is awaiting modifications.
2015-07	Halifax	Section 1 underground utilities installation and the initial course of asphalt have been installed. House construction has begun. Staff has been asked to look into lighting options.
2007-25	Hawk's Nest	Section 2 awaiting final course of asphalt. A punch list has been completed and forwarded to the developer.
2015-06	Nottingham	Section 7 final course of asphalt is completed. Section 8 construction has intermediate course complete and housing development will begin in the next month. Section 9 is approved. Staff has a preconstruction meeting with the developer and contractor in the next month.
2003-35	Villages of Concord (formerly Oakmont)	Section 5 is awaiting final punch list and final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via special assessment process. Punch list has been created and forwarded to the developer in order to attempt to complete the subdivision. Staff has reached out to the developer to encourage completion of the development without assessment process.

**Items of Interest
Engineering Department
March 2, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
2007-19	Pleasantview Estates	Section 3 is awaiting final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via special assessment process. Punch lists have been completed and will be sent to the developer in order to attempt to complete the subdivision. Section 4 plat has been approved. Construction has not begun.
2013-19	Stonebridge Meadows	Section 2-B final course of asphalt has been completed. Section 3 construction has intermediate asphalt with final grading occurring for house pad elevations. Due to fill issues, the escrow agreement continues to be evaluated with the developer. The homebuilder, Ryan Homes, has contacted the City to remedy issues with the escrow agreement. Construction drive maintenance has been requested to the developer due to its impassable condition.
2016-02	Legacy Grove	A developer has approached staff about a Planned Development (PD) for a plat of land along McKaig Road, east of Concord Elementary School. The proposal will be going to Planning Commission.

NEWS RELEASE

CITY OF TROY, OHIO

FOR IMMEDIATE RELEASE

DYE MILL ROAD FACILITY OPENS MARCH 14

SPRING BRUSH COLLECTION REMINDER

Mayor Michael Beamish and the City of Troy are announcing that the Dye Mill Road Facility will open early for the 2016 season - starting on March 14, 2016. The facility will then remain open through December 3, 2016 with the following schedule:

Monday and Friday	11:00 AM – 7:00 PM
Tuesday and Thursday	3:00 PM - 7:00 PM
Saturday	9:00 AM – 3:00 PM
Wednesday and Sunday	CLOSED

For the convenience of Troy residents, the facility will not close for holidays during the open season. Proof of Troy residency must be provided by those wishing to place items in the Dye Mill Road Facility. Please check the City's website (www.troyohio.gov) for a listing of acceptable and prohibited items for this facility.

With warmer weather and citizens cleaning up their yards, the following is a reminder regarding the City's brush and yard waste collection services:

- Brush must be cut into 4' lengths, bundled and tied, and then placed at the front of the residence for collection by the City.
- The City will not collect any brush that includes the root system, any top outs, or totally removed bushes or brush.
- Items such as weeds, leaves, grass, twigs and sticks can only be picked up by the City if they are placed in T-Bags. These T-Bags can be purchased from the Billing & Collection Office at City Hall or the True Value Hardware Store on S. Market Street at a cost of \$1.25 per bag.
- Any of these items can also be taken to the Dye Mill Road Facility starting March 14.

If there are questions, please call the City of Troy Central Maintenance & Service Facility, at 335-1914, M-F, 7 AM – 3:30 PM.

-30-

2-25-2016

Dist: Media, Departments

TROY FIRE DEPARTMENT

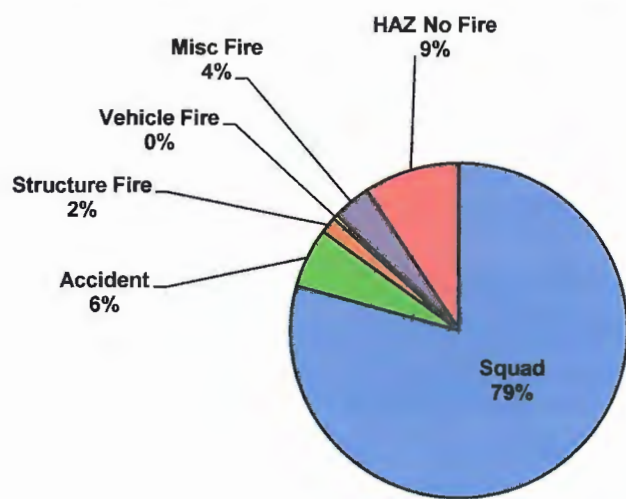
1528 North Market Street Troy, OH 45373



Here are the department's statistics for the month of February. The department has been very active with incidents, training, fire prevention education and inspections.

February Incidents

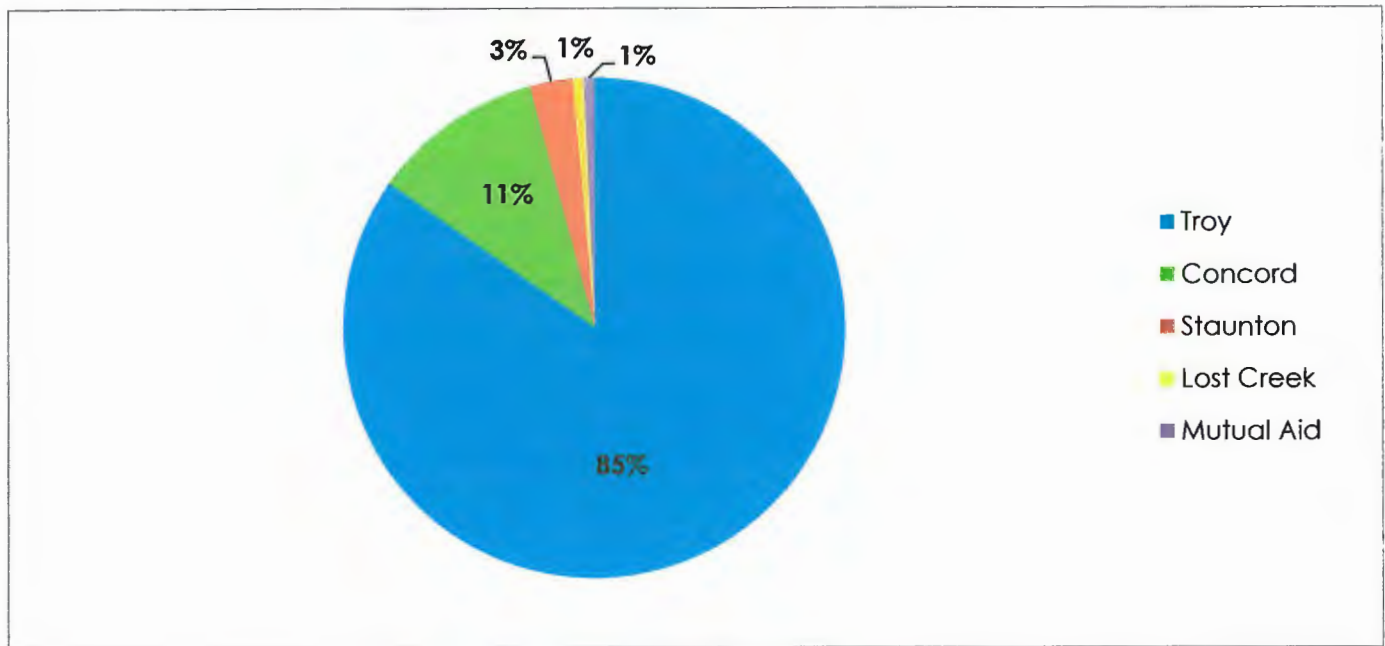
Incidents							
	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total	% of Fire Calls
Squad	296	35	8	3	3	345	0.79
Accident	17	7	1	0	0	25	0.06
Structure Fire	6	1	0	0	0	7	0.02
Vehicle Fire	2	0	0	0	0	2	0.00
Misc Fire	13	3	0	0	0	16	0.04
HAZ No Fire	35	2	3	0	0	40	0.09
Total Incidents	369	48	12	3	3	435	1.00



Incident Types

2016 Troy Fire Department Incidents

Total Incident Report		
	Total Incidents	% of Total
Troy	369	0.85
Concord	48	0.11
Staunton	12	0.03
Lost Creek	3	0.01
Mutual Aid	3	0.01
Total	435	1.00



Total Response Report				
	EMS Responses	Fire Responses	Total	% of Total
Troy	325	133	458	0.85
Concord	42	21	63	0.12
Staunton	10	1	11	0.02
Lost Creek	3	1	4	0.01
Mutual Aid	3	0	3	0.01
Total	383	156	539	1.00

2016 Troy Fire Department Responses

Fire Responses

Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total
Engine-1	95	18	0	1	0	114
Engine-2	13	0	1	0	0	14
Engine-3	9	0	0	0	0	9
Tanker-1	2	1	0	0	0	3
Tower-1	1	0	0	0	0	1
Grass-1	1	1	0	0	0	2
Truck-8	12	1	0	0	0	13
Total	133	21	1	1	0	156

Medic Assists					
	Troy	Concord	Staunton	Lost Creek	Total
Engine 1	58	12	0	1	71
Truck-8	10	1	0	0	11
Grass	0	0	0	0	0
Total	68	13	0	1	82

EMS Responses

EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Other	Total
Medic-1	93	14	2	0	2	111
Medic-2	112	20	6	3	0	141
Medic-3	120	8	2	0	1	131
Medic-4	0	0	0	0	0	0
Total	325	42	10	3	3	383

Dollar Value Saved & Loss Analysis February 2016

Dollar Value Saved & Loss Analysis February 2016				
Total Value	Total Losses	Total Saved	Percent Loss	Percent Saved
\$ 3,170,207	\$ 92,258	\$ 3,077,949	3%	97%

Narrative:

February 8, 2016

08:22am

#16-536

818 East Race Street

Loss: \$15,000

Fire Cause: Electrical

E1, E2, M3, C1, C3, C5, T8 responded to a two story residential structure with smoke showing. Entry crews found flames in a second floor bedroom and confined the fire to the room of origin. Investigators determined the cause to be electrical in nature. No injuries were reported.

February 11, 2016

10:24am

#16-586

990 South Market Street

Loss: \$10,000

Fire Cause: Equipment Failure

E1, E2, M3, C1, C3, C4, C5, responded to a report of a dishwasher on fire in a two story residential structure with smoke and flames showing. Entry crews found flames in the Kitchen area and extinguished them containing it to the room of origin. Investigators found the area of origin near the dishwasher. No injuries were reported.

February 16, 2016

1:31pm

#16-668

421 South Union Street

Loss: \$35,000

Fire Cause: Unknown source

E1, E2, M1, M3, TW1, C3, C4, C5 responded to a reported fire alarm in a manufacturing facility. Upon arrival crews found a fire in Duct work above a piece of equipment which was quickly extinguished. Fire investigators were unable to determine the cause of fire. No Injuries were reported.

February 22, 2016

8:08pm

#16-747

945 North Dorset Rd

Loss: \$30,000

Fire Cause: Unattended Cooking

E1, E3, M2, C2, C3, T8 responded to a multifamily occupancy. Upon arrival crews found all occupants had safely evacuated and a room and contents fire in the kitchen area. Fire was contained to room of origin. Fire investigators found unattended cooking as the cause. No injuries were reported.

The following are the statistics for the Fire Prevention Bureau. We have been very busy in public education, inspections, consultations and responding to emergency incidents. We are currently fully staffed and are working diligently on multiple projects.



February Fire Prevention Stats	
General Inspections:	60
Re-Inspections:	15
Plan Reviews:	5
Fire Prevention Permits:	2
Fire Investigations:	4
Fire Responses:	3
Ambulance Responses:	7
Public Education Events:	11
Persons in Attendance at PE Events:	462
Car Seats:	4
Short Shift Hours:	31

Law Enforcement Activity Report
2/1/2016 TO 2/29/2016

Ordinance Cases Filed

Criminal	
Personal	5
Piqua Police Department	5
Tipp City Income Tax Department	5
Tipp City Police Department	3
Troy Police Department	28
	46
Traffic	
Covington Police Department	19
Huber Heights Police Department	1
Piqua Police Department	41
Tipp City Police Department	36
Troy Police Department	88
	185

State Cases Filed

Criminal	
Bethel/Sheriff	5
Covington Police Department	1
Dog & Kennel	8
Miami County Health Board	5
Ohio State Patrol	24
Personal	2
Piqua Police Department	61
Sheriff's Department - Miami County	59
Tipp City Police Department	42
Troy Police Department	109
West Milton Police Department	31
Wildlife	2
	349

Law Enforcement Activity Report
2/1/2016 TO 2/29/2016

Traffic	
Bethel/Sheriff	13
City of Union	2
Covington Police Department	2
Ohio State Patrol	396
Piqua Police Department	35
Sheriff's Department - Miami County	109
Tipp City Police Department	33
Troy Police Department	72
West Milton Police Department	21
	683
Grand Total:	1,263



Date: March 1, 2016
To: Patrick Titterington, Director of Public Service and Safety
From: Jim Dando, Development Director
Subject: Items of Interest – Arc Abrasives Construction Project

Thanks in part to good weather, construction is proceeding nicely at Arc Abrasives, Inc.'s new building, located at 2131 Corporate Drive.



The new location will combine operations from Arc Abrasives Plant 1 (85 Marybill Drive) and Plant 2 (55 Marybill Drive). The Corporate Drive building also will accommodate more production equipment for a new line of industrial grinding /polishing supplies the company has developed, which is being marketed under the "Predator" brand name. This building project is part of the company's expansion for Enterprise Zone Agreement #36, which City Council approved last August. The job creation goal in the Enterprise Zone agreement was to increase from 92 full-time employees to 107. Already employment has increased to 102!



Arc Abrasives is an industrial service company which is an important part of Troy's strength in metal-working. It has industry-leading expertise in manufacturing consumable products for crucial processes including weld removal, deburring, flash removal, and surface finishing. The company started in a garage in 1960. Plant #1 was built in 1979 and expanded in 1985. Continued growth led to leasing nearby Plant #2.

Industrial expansions of this kind and their associated increases in employment have kept the Troy industrial economy strong.

MEMO

To: Patrick Titterington, Director of Public Service and Safety

From: Tim Davis, Planning & Zoning Manager

Date: March 2, 2016

Subject: Planning Division Update

I have attached two reports which summarize concerns that are being addressed by the Planning Division from February 9, 2016 to March 2, 2016. The first report shows all permits that were issued by the Planning Division. The report contains the address and type of permit and separates the information by each ward. There were 26 permits issued during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going issues. Both open and closed concerns are listed and are separated by each ward.

As in the past, all costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. If the property owner does not pay the invoice, the cost will be assessed to the property taxes.

CITY OF TROY - WARD ONE
PERMIT REPORT
02/09/2016 TO 03/02/2016

2016006Z	2/9/2016	936 CRESTVIEW DR	LUTZ, SANDRA	0
SHED		D08050950	936 CRESTVIEW DR	25.00
		N/A	LV	0
		SHED 2/16	TROY, OH 45373	NL 48
		STONY RIDGE 2	BA	0

/

2016005F	3/2/2016	1301 MAPLECREST DR	MILLS, JONATHAN	0
FENCE		D08058124	1301 MAPLECREST DR	10.00
		N/A	LV	0
		FENCE - 2/26/16	TROY, OH 45373	NL 0
		NORTHBROOK 1	BA	0

/

2016007F	3/2/2016	1305 MAPLECREST DR	VONDEREMBSE, ANDREW	0
FENCE		D08058727	1305 MAPLECREST DR	10.00
		N/A	LV	0
		FENCE - 2/29/16	TROY, OH 45373	NL 0
		NORTHBROOK 3	BA	0

/

CITY OF TROY - WARD TWO
PERMIT REPORT
02/09/2016 TO 03/02/2016

2016008Z	2/10/2016	916 ARROW DR	KEYSTONE HOMES	0 KEYSTONE HOMES
SINGLE FAMILY W/BASMNT		N/A	PO BOX 980	86.36 PO BOX 980
		10533	LV	2005 TROY, OH 45373
		SGL FAM RES W/BASEMENT	TROY, OH 45373	NL 460 937-332-8669
		NOTTINGHAM	BA	1013

/

1284WT	2/10/2016	916 ARROW DR	KEYSTONE HOMES	0 KEYSTONE HOMES
WATER TAP-NEW		N/A	PO BOX 980	2000.00 PO BOX 980
		10533	LV	0 TROY, OH 45373
		5/8" WATER TAP	TROY, OH 45373	NL 0 937-332-8669
		NOTTINGHAM	BA	0

/

3025ST	2/10/2016	916 ARROW DR	KEYSTONE HOMES	0 KEYSTONE HOMES
SEWER TAP - NEW		N/A	PO BOX 980	1200.00 PO BOX 980
		10533	LV	0 TROY, OH 45373
		5/8" SEWER TAP	TROY, OH 45373	NL 0 937-332-8669
		NOTTINGHAM	BA	0

/

2016011S	2/11/2016	116 MAIN ST W	112 MAIN STREET LTD	0
----------	-----------	---------------	---------------------	---

WALL SIGN	N/A	112 MAIN ST W	33.83
	N/A		LV 0
	WALL SIGN 2/16	TROY, OH 45373	NL 0
			BA 0

/

2016008F	3/2/2016	148 MERRY ROBIN RD	SEVERT, SHARON	0
FENCE		D08041310	148 MERRY ROBIN RD	10.00
		N/A		LV 0
		FENCE - 3/1/16	TROY, OH 45373	NL 0
		SHERWOOD MANOR 1		BA 0

/

CITY OF TROY - WARD THREE
PERMIT REPORT
02/09/2016 TO 03/02/2016

2016012S	2/11/2016	206 MARKET ST S	SUPINGER, DOUG	0
WINDOW SIGN		D08011590	1524 PETERS AVE	51.62
		N/A	PO BOX 818	LV 0
		WALL SIGNS 1/2016	TROY, OH 45373	NL 0
				BA 0

/

2016016Z	3/2/2016	312 SHORT ST S	TRIPLE R ENTERPRISES, LLC	0
SHED		N/A	4309 HURSCH RD	50.00
		N/A		LV 0
		SHED - 2/29/16	ARCANUM, OH 45304	NL 120
		N/A		BA 0

/

2016006F	3/2/2016	312 SHORT ST S	TRIPLE R ENTERPRISES, LLC	0
FENCE		N/A	4309 HURSCH RD	10.00
		N/A		LV 0
		FENCE - 2/29/16	ARCANUM, OH 45304	NL 0
		N/A		BA 0

/

2016005Z	2/9/2016	301 WILLIAMS ST	MORAN, BLAKE	0
FENCE		N/A	301 WILLIAMS ST	10.00
		N/A		LV 0
		FENCE-2/5/16	TROY, OH 45373	NL 0
		N/A		BA 0

/

CITY OF TROY - WARD FOUR
 PERMIT REPORT
 02/09/2016 TO 03/02/2016

2016014S	3/2/2016	1275 ARCHER DR	FREUDENBERG NOK	0	CAIN SIGNS
REFACE		D08056520	1275 ARCHER DR	25.00	6363 STATE RD 44 E
		N/A		LV	0 GLENWOOD, IN 45133
		FREUDENBERG-NOK-REFACE SIGNS-2/25/16	TROY, OH 45373	NL	0 765-679-5448
		0/0/		BA	0

/

2016010S	2/10/2016	1201 BRUKNER DR	EARHART BROTHERS LEASING, LLC	0	HARLOW BUILDERS
FREESTANDING SIGN		D08101361	1494 LYTLE RD	49.00	701 MARKET ST N
		N/A	P O BOX 39	LV	0 TROY, OH 45373
		EARHART PETROLEUM-SIGN-11/18/15	TROY, OH 45373	NL	0 937-339-9944
		0/0/		BA	0

/

2016013S	2/17/2016	700 DORSET RD S	TROY CHRISTIAN SCHOOLS	0	ABBOTT IMAGE SOLUTIONS
CONSTRUCTION SIGN		N/A	700 DORSET RD S	25.00	185 PARK DR
		N/A		LV	0 WILMINGTON, OH 45177
		TROY CHRISTIAN SCH-CONSTR. SIGN-2/16/16	TROY, OH 45373	NL	0 937-382-6677
		0/0/		BA	0

/

2016002D	2/24/2016	751 MARKET ST W	THE KROGER CO.	0	
DEMOLITION-COMMERCIAL		D08101136	130 TRI COUNTY PKWY #324	75.00	
		N/A		LV	73000
		KROGER-GROCERY STORE DEMO - 3/6/15	CINCINNATI, OH 45246	NL	0
				BA	0

/

2016014Z	3/2/2016	2675 SWAILES RD	MAUS, DANIEL	0	
SHED		N/A	2675 SWAILES RD	25.00	
		N/A		LV	0
		SHED - 2/26/16	TROY, OH 45373	NL	240
		0/0/		BA	0

/

2016009Z	2/11/2016	2301 WORTHINGTON DR	LEHMANN, JOSEPH	0	
SHED		N/A	2301 WORTHINGTON DR	25.00	
		N/A		LV	0
		SHED-2/9/2106	TROY, OH 45373	NL	0
		0/0/		BA	0

/

CITY OF TROY - WARD FIVE
PERMIT REPORT
02/09/2016 TO 03/02/2016

2016011Z	2/26/2016	46 HEATHER RD	NOLL, STEPHANIE	0
SHED		N/A	46 HEATHER RD	25.00
		N/A		LV 100
		SHED - 2/19/16	TROY, OH 45373	NL 0
		N/A		BA 0
		/	0/0/	

2016001HO	2/11/2016	437 LAKE ST	WOOD, JAMES	0
HOME OCCUPANCY		D08020430	PO BOX 457	25.00
		N/A		LV 0
		S&R FIX ALL HOME OCC 2/16	FT RECOVERY, OH 45846	NL 0
				BA 0
		/	0/0/	

2016010Z	2/19/2016	400 TRADE SQ E	HOBART INSTITUTE OF WELDING	0 FERGUSON CONSTRUCTION
COMMERCIAL		N/A	400 TRADE SQ E	258.84 400 CANAL ST
		N/A		LV 15884 SIDNEY, OH 45365
		HOBART WELDING-COMM. BUILDING-1/6/16	TROY, OH 45373	NL 0 937-498-2381
				BA 0
		/	0/0/	

2016015Z	3/2/2016	403 RIDGE AVE S	BRICKER, KEITH	0
GARAGE-DETACHED		N/A	403 RIDGE AVE S	25.00
		N/A		LV 0
		GARAGE ADDITION 2/16	TROY, OH 45373	NL 560
				BA 0
		/	0/0/	

CITY OF TROY - WARD SIX
PERMIT REPORT
02/09/2016 TO 03/02/2016

2016004F	2/11/2016	910 CAMBRIDGE CIRCLE	PEVNICK, WARREN	0
FENCE		N/A	910 CAMBRIDGE CIRCLE	10.00
		N/A		LV 0
		FENCE 2/16	TROY, OH 45373	NL 0
				BA 0
		/	0/0/	

2016012Z	3/1/2016	15 KINGS CHAPEL DR N	4783ANOM LLC	0 FERGUSON CONSTRUCTION
PARKING LOT ADDTN-COMM		N/A	175 STOLLE DR S	271.50 400 CANAL ST
		D08-105808		LV 0 SIDNEY, OH 45365
		CONCRETE STORAGE LOT 2/16/16	SIDNEY, OH 45365	NL 0 937-498-2381
		N/A		BA 0
		/	0/0/	

2016013Z	3/1/2016	1901 MAIN ST W	NLDC, LLC	0 AMERICAN TRADEMARK CONSTR
COMMERCIAL		D08103428	1903 MAIN ST W	163.80 200 LAU PARKWAY
		N/A		LV 6380 CLAYTON, OH 45315
		CIRCLE K -NEW COMMERCIAL BLDG.-	10/21/1 TROY, OH 45373	NL 0 937-832-8885
			0/0/	BA 0
		/		

2016007Z	2/9/2016	1903 MAIN ST W	PEAK FOODS LLC	0
ADDITION COMMERCIAL		D08056306	1903 MAIN ST W	106.25
		N/A		LV 0
		STORAGE ADDITION 2/4/2016	TROY, OH 45373	NL 0
			0/0/	BA 0
		/		

CITY OF TROY
 PERMIT WORK TYPE STATISTICS REPORT
 PERMIT DATE: 02/09/2016 TO 03/02/2016

SUBTOTALS	PERMITS	FEES	EST. COST

D DEMOLITION-COMMERCIAL	1	75.00	0
F FENCE	5	50.00	0
HO HOME OCCUPANCY	1	25.00	0
S CONSTRUCTION SIGN	1	25.00	0
S FREESTANDING SIGN	1	49.00	0
S REFACE	1	25.00	0
S WALL SIGN	1	33.83	0
S WINDOW SIGN	1	51.62	0
ST SEWER TAP - NEW	1	1,200.00	0
WT WATER TAP-NEW	1	2,000.00	0
Z ADDITION COMMERCIAL	1	106.25	0
Z COMMERCIAL	2	422.64	0
Z FENCE	1	10.00	0
Z GARAGE-DETACHED	1	25.00	0
Z PARKING LOT ADDTN-COMM	1	271.50	0
Z SHED	5	150.00	0
Z SINGLE FAMILY W/BASMNT	1	86.36	0
=====			
GRAND TOTAL	26	\$4,606.20	

**CITY OF TROY - WARD ONE
VIOLATIONS BY ADDRESS**

1201 HILLTOP CIR	BRUSH LETTER	03/01/16	03/01/16	06/29/16
	N/A	20160196	LANGER, BETTY LOU	
3-1-16 sb Brush in ROW. Certified and certificate, follow up 3-8-16.				
1299 HILLTOP CIR	BRUSH LETTER	03/01/16	03/01/16	06/29/16
	N/A	20160195	LAUZAU, ANN	
3-1-16 sb Brush in ROW. Certified, follow up 3-9-16.				
1645 SARATOGA DR	BRUSH LETTER	03/01/16	03/01/16	06/29/16
	N/A	20160194	CHAVIS, PATRICIA	
3-1-16 sb Brush in the ROW. Certificate, follow up 3-8-16.				
1707 SARATOGA DR	BRUSH LETTER	03/01/16	03/01/16	06/29/16
	N/A	20160192	MACY, LEAH	
3-1-16 sb Brush in the ROW. Certificate, follow up 3-8-16.				
1488 SKYLARK DR	BRUSH LETTER	03/01/16	03/01/16	06/29/16
	N/A	20160193	NUSS, ANDREW	
3-1-16 sb Brush in the ROW. Certificate, follow up 3-8-16.				

**CITY OF TROY - WARD TWO
VIOLATIONS BY ADDRESS**

229 ELM ST S	TRASH & DEBRIS	02/22/16	02/22/16	06/21/16
		20160151	EYLER, RAYMOND	
2-22-15 sb Mattress and trash bags behind garage. Trash bags piled up along the parking area. Certified, follow up 2-29-16				
3-1-16 sb Green card dated 2-26-16. Follow up 3-1-16.				
3-1-16 sb Ray Eyler tel. He has cleaned up the trash along the fence. He said that between the house and the building behind his there is still trash but it's not visible from the street. I told him that it is visible to the neighbor to the north and that it is still a problem. I gave him until 3-11-16 to get cleaned up.				
198 FINSBURY LN	TRASH & DEBRIS	02/10/16	02/10/16	06/09/16
	SHERWOOD MANOR 2	20160132	SEYFRIED, MARK D	02/11/16
2-10-16 dp I received a call yesterday from Joan counts in regard to this property. There is a tire/wheel leaned against the shed and a 2 person boat leaned up against the fence. I have the owners number and choose to call instead of a letter right off. I left a message and hope to hear from the owner asap. Follow up 2-12-16.				
2-11-16 dp I was by here today and Mr Seyfried has already taken care of this issue. I called and left him a message thanking him. Close.				
403 FRANKLIN ST E	TRASH & DEBRIS	03/01/16	03/02/16	06/30/16
	N/A	20160199	HAYES, JAMES K	
3-1-16 dp During routine inspections I noticed a pile of trash in the curblawn. This appears to be a small clean out and this was trash day and trash crews had already been through the area. Certificate letter to owner and none to a tenant as I do not know which tenant this came from. Follow up 3-7-16.				
415 HARRISON ST	TRASH & DEBRIS	03/02/16	03/02/16	06/30/16
	N/A	20160200	LIETTE, EDWIN	
3-1-16 dp Our office received a call from Jerry Mullins regarding new tenants at this location placing items left by the previous tenant in the curblawn. Jerry made contact but was unsuccessful in communication as these new tenants are hearing impaired. I left a VM with Liette realty and heard nothing from them. Violation letter both ways with cc to tenant follow up 3-7-16.				

120 MAIN ST W	SIGN VIOLATIONS	02/22/16 20160153	02/22/16 VEROS LLC	06/21/16	
2-22-16 sb Gudorf Law Firm, Ted Gudorf, has installed a wall sign and window signs without a permit and without PC approval. Certificate, follow up 3-4-16.					
123 SHAFTSBURY RD	SIGN VIOLATIONS	02/18/16 20160144	02/18/16 CROMES II, DAVID R	06/17/16 CLOSE	02/18/16
2-17-16 dp I was informed of a banner in the window at this location. It appears that this household has a home based business. I will send a certificate letter stating the timeline for removal of said sign and also include applications for home occupancy and signs in residential district. Follow up 2-22-16.					
2-23-16 td Sign removed. Closed.					
123 SHAFTSBURY RD	SIGN VIOLATIONS	02/17/16 20160143	02/17/16 CROMES II, DAVID R	06/16/16 COMPLETED	02/23/16
2-17-16 dp Complaint from PT regarding a banner in the window at this location. Upon further investigation, it appears this location has a home business and has no permits on file. Certificate letter to these tenants Paul and Sandra Armbruster with a follow up 2-22-16.					
2-23-16 TD Sign Removed. Close.					

CITY OF TROY - WARD THREE
VIOLATIONS BY ADDRESS

216 CRAWFORD ST S	TRASH & DEBRIS	02/18/16 20160148	02/18/16 GREENWALD GREG	06/17/16 TRASH REMOVED	02/29/16
2-18-16 dp During routine inspections I noticed a pile of household items and furniture in the curblawn. Certificate letter to owner and follow up 2-24-16.					
2-29-16 dp Debris gone close.					
110 DAKOTA ST W	TRASH & DEBRIS	02/18/16 20160146	02/18/16 NEITZELT, MICHAEL	06/17/16 DEBRIS REMOVED	02/22/16
2-17-16 dp During routine inspections I noticed a large pile of brush unbundled or bagged. This location has received a letter regarding this in the past. Certificate letter sent, follow up 2-23-16.					
2-22-2016 td brush and debris has been removed.					
222 FRANKLIN ST E	TRASH & DEBRIS	02/18/16 20160147	02/18/16 CAIN, RONALD E	06/17/16 TRASH REMOVED	02/29/16
2-18-16 dp During routine inspedction I noticed a large pile of household items in the curblawn. I called the owner and spoke to his wife Pam and she said this was an eviction and that the court requires them to place these objects out as she has. We discussed our time line for trash such as this and agreed that this would be removed by the end of the day tuesday 2/23/16, follow up 2/24/16.					
2-29-16 dp Trash gone close.					
532 FRANKLIN ST W	ZONING PROBLEMS	03/02/16 20160202	06/30/16 HIRSCH, CHAD		
1-26-16 sb Temporary shed made out of tarps. Certificate, follow up 2-29-16.					
3-2-16 sb Temp shed still there. Send 48 hr notice. Follow up 3-7-16.					
206 MARKET ST S	TEMP SIGN-NO PERMIT	03/02/16 20160203	06/30/16 SUPINGER, DOUG		
3-2-16 sb Tel Jon Rose of Reliable Tent. He has 2 small freestanding temp signs out front. I let him know they are not permitted. He said he would remove. Follow up 3-4-16. Drove by property and signs were removed. Close.					
933 MARKET ST S	TRASH & DEBRIS	03/02/16 20160207	03/02/16 FRIES, LISA KAE	06/30/16	
3-2-16 dp During routine inspections I noticed a huge pile of brush in front of the garage off the alley certificate letter follow up 3-8-16.					

935 MARKET ST S	TRASH & DEBRIS	03/02/16	03/02/16	06/30/16	
	N/A	20160208	KOZUSZEK, SUSAN		
3-2-16 dp During routine inspections I saw a tire and various trash in the rear yard off the alley. Certified letter to owner with cc to tenant follow up 3-8-16.					
1006 MC KAIG AVE	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16	
	N/A	20160174	ZIMMERMAN, RICHARD		
3-1-16 sb Pallet and old dryer out back. Certified, follow up 3-9-16.					
1012 MC KAIG AVE	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16	
		20160173	ZIMMERMAN, RICHARD		
3-1-16 sb Trash in backyard, beside garage, all over. Certified, follow up 3-9-16.					
1127 PATTON ST	TRASH & DEBRIS	02/12/16	02/12/16	06/11/16	02/29/16
		20160138	TEAGUE, CECIL	TRASH REMOVED	
2-12-16 dp I received an email from sgt Canan of the troy PD regarding this trash. He saw this as he was searching for Junk Vehicles. Certificate letter follow up 2-17-16.					
2-17-16 dp Upon reinspection I spoke with Mr Teague and he asked for extra time into next week. I will follow up 2-29-16.					
2-29-16 dp Trash gone close.					
1135 PATTON ST	TRASH & DEBRIS	02/12/16	02/12/16	06/11/16	02/29/16
	N/A	20160139	LARRY SVAJDA	TRASH REMOVED	
2-12-16 dp I received an email from sgt Canan of the troy PD regarding this trash. He saw this as he was searching for Junk Vehicles. Certified to owner with cc to tenant follow up 2-17-16.					
2-19-16 dp The owner called and just got the letter 2-18-16 and asked how much time she has. I explained the timeline and she seemed as though that would not be sufficient and asked if sh could have until Wed. 2-24-16, I agreed follow up 2-27-16.					
2-29-16 dp green card back dated 2-18-16.					
2-29-16 dp Trash gone close.					
210 SHORT ST S	FENCE PROBLEMS	03/01/16		06/29/16	
		20160172	ALLEN, KAY & MINDY MALKI		
3-1-16 sb Fence has missing boards and need repaired. Friendly letter sent. Follow up 5-13-16.					
315 SHORT ST S	PROPERTY MAINTENANCE	02/23/16		06/22/16	
	N/A	20160155	PENROD TRUSTEE, THOMAS		
2-23-16 sb Friendly letter. Garage needs painted and gutters on garage need repaired. Follow up 5-13-16.					
321 SHORT ST S	PROPERTY MAINTENANCE	02/23/16		12/01/16	
		20160160	MENDOZA, SHANNON		
2-23-16 sb Friendly letter. Trim needs painted on the house, including the front porch floor, gutters needs repaired, there is a large section of missing side (front right). The garage needs painted. Follow up 5-13-16.					
2-29-16 sb Shannon Mendoza tel (937-477-9637) She is planning on siding the house and garage this year, replacing rotten boards on the porch and putting the spouting back up. If something changes and the siding comes in too high, she will side the garage this year and house next. I told her I would work with her as long as I was seeing progress. Gave her until 8-31-16 and explained if she needs more time, let me know.					
318 SIMPSON ST E	TRASH & DEBRIS	03/02/16	03/02/16	06/30/16	
		20160201	PIERCE BUSINESS PROPERTIES		
3-1-16 dp During routine inspections I saw that tenants are still placing a large amount of garbage in bags off the alley in front of the garage and animals are getting into the trash and it is getting scattered about. This is a 4 unit. Certificate letter to owner follow up 3-7-16.					
146 FLORAL AVE	SIGN VIOLATIONS	02/11/16	02/11/16	06/10/16	02/16/16
	N/A	20160136	DAVIDSON, DANNY	COMPLETED	
2-11-16 dp During routine inspections I noticed a temporary business sign advertising a hair cut sale for great clips in the front yard at this location. I sent a letter to the manager of the location advertised on this sign, 1285 S Dorset Rd, earlier this week stating that if any more signs go out I would take her to court. This must be an employee or friend and it is off site from the salon. Certificate letter giving 24 hours to remove this sign follow up 2-16-16.					
2-16-16 dp Sign gone close.					

228 UNION ST S	TRASH & DEBRIS	02/12/16	02/12/16	06/11/16	02/17/16
	N/A	20160140	DAVID CHURCH	TRASH REMOVED	

2-12-16 dp I received an email fro\m sgt Canan of the troy PD regarding this trash. He saw this as he was searching for Junk Vehicles. Certificate letter follow up 2-17-16.
2-17-16 dp As I went by on reinspection the trash was being loaded onto a trailer. Close.

1018 WALKER ST	TRASH & DEBRIS	02/18/16	02/18/16	02/29/16	02/29/16
		20160145	METZNER, ANTHONY W	REMOVED BY CONTRACTOR	

2-17-16 dp A large amount of trash in the curblawn that the City will not remove as it is prepared. Sent certificate letter, follow up 2-23-16.
2-25-15 td Items have not been removed. Sent 48-hour notice for compliance. Follow-up 2/29/16.
2-29-16 dp Trash remains, send to OZ close.

**CITY OF TROY - WARD FOUR
VIOLATIONS BY ADDRESS**

1300 ARCHER DR	SIGN VIOLATIONS	02/10/16	02/10/16	06/09/16	02/11/16
		20160133	SABBAN RAPHAEL-TRUSTEE	COMPLETED	

2-10-16 dp During routine inspections I noticed that this Wendys location is reopened since a total remodel and they had 3 or 4 tall blade flags posted in the front yard. I stopped and spoke to the manager on duty and introduced myself and explained the issue. She said they would be removed asap. follow up 2-11-16.
2-11-16 dp The flags have been removed. I will send a Thank You letter to the Manager. Close.

804 WALNUT ST S	TRASH & DEBRIS	03/02/16	03/02/16	06/30/16	
		20160209	DAVIS, SCOTT A		

3-2-16 dp Various trash about the property I noticed during routine inspections. Sent certificate letter, follow up 3-8-16.

820 WALNUT ST S	TRASH & DEBRIS	03/02/16	03/02/16	06/30/16	
		20160206	CREMEANS JONATHON L		

3-2-16 dp During routine inspections I noticed a pile of tree limbs off the alley at this location. Sent Certificate letter, follow up 3-8-16.

930 WALNUT ST S	TRASH & DEBRIS	03/02/16	03/02/16	06/30/16	
		20160205	STEWART, JOSHUA		

3-2-16 dp Pile of brush with some trash mingled in with it. Sent certificate letter, follow up 3-8-16.

**CITY OF TROY - WARD FIVE
VIOLATIONS BY ADDRESS**

800 BRANFORD RD	TRASH & DEBRIS	02/18/16	02/18/16	06/17/16	02/29/16
	WESTBROOK 9	20160149	CRAWFORD, KATHY	REMOVED BY CONTRACTOR	

2-18-16 dp During routine inspections I noticed a pile of unbundled/bagged limbs in the curb gutter. Sent Certificate letter, follow up 2-24-16.
2-29-16 dp Debris remains send to OZ close.

1425 HENLEY RD	TRASH & DEBRIS	02/09/16	02/09/16	06/08/16	02/22/16
		20160125	LS REDDY PROPERTIES LLC	TRASH REMOVED	

2-9-16 sb Trash around Dumpster, toilet, boxes. Certified, follow up 2-18-16.
2-16-16 sb Sinto Sheki tel. They are cleaning up today.
2-17-16 sb Green card dated 2-13-16.
2-22-16 sb Trash gone. Close.

414 LAKE ST	FENCE PROBLEMS	03/01/16		06/29/16
	N/A	20160181	WELLS FARGO BANK	
3-1-16 sb Fence missing a bunch of boards and some sections. Friendly letter. Follow up 5-13-16.				
422 LAKE ST	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16
		20160182	CLARK, LEONARD	
3-1-16 sb Christmas tree and bags of trash between fence and garage. Certificate, follow up 3-8-16.				
426 LAKE ST	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16
	N/A	20160183	HILL, JO ANN	
3-1-16 sb Bag of trash by alley. Certified, follow up 3-9-16.				
506 LAKE ST	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16
	N/A	20160184	GAULDIN, CHARLES	
3-1-16 sb 2 bags of trash by alley. Certificate, follow up 3-8-16.				
514 LAKE ST	PROPERTY MAINTENANCE	03/01/16		06/29/16
		20160186	WILLIAMS, JANICE	
3-1-16 sb Fence has plastic slats in it and a bunch are missing or broken. The garage needs painted. Friendly letter. Follow up 5-13-16.				
514 LAKE ST	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16
		20160185	WILLIAMS, JANICE	
3-1-16 sb Trash can full and tipped over back by alley, large piece of visqueen in yard. Certified, follow up 3-9-16.				
522 LAKE ST	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16
	N/A	20160187	RC FRANKLIN PROPERTIES LLC	
3-1-16 sb Torn open bags of trash along the alley. Certified and certificate, follow up 3-9-16.				
538 LAKE ST	PROPERTY MAINTENANCE	03/01/16	03/01/16	06/29/16
		20160188	HEDRICK, DENISE	
3-1-16 sb Garage roof has a huge hole in it, garage needs painted and repaired. Friendly letter, follow up 5-13-16.				
542 LAKE ST	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16
	N/A	20160189	BALTES, IRVIN	
3-1-16 sb Loose trash along fence line. Certified, follow up 3-9-16.				
550 LAKE ST	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16
	N/A	20160190	RADEMACHIR, BRENDA	
3-1-16 sb Construction trash on left side of garage. Certificate, follow up 3-8-16.				
1111 LEE RD	TRASH & DEBRIS	03/01/16	03/01/16	06/29/16
	N/A	20160191	HEDRICK, KIMBERLY	
3-1-16 sb Cardboard, brush, and trash lying in the fire pit. Some of the trash blew out. Certified, follow up 3-9-16.				
1567 MAIN ST W	TRASH & DEBRIS	02/10/16	02/10/16	06/09/16
	N/A	20160134	BROWN GERALDINE KAY	02/16/16
2-10-16 dp During routine inspections I noticed a mattress, a large box and various other trash off the drive between the house and garage. Certificate letter follow up 2-16-17.				
2-16-16 dp Trash remains, send to OZ close.				
645 MUMFORD DR	TRASH & DEBRIS	02/29/16	02/29/16	06/28/16
	WINDRIDGE PLACE 2	20160168	TROY INVESTMENT GROUP LLC	
2-29-16 dp Neighbor complaint of a mattress and box in the curb lawn. This is a 4 plex and thei location does not have City trash pick-up. Certificate letter follow up 3-6-16.				
36 NORWICH RD S	TRASH & DEBRIS	02/22/16	02/22/16	06/21/16
	N/A	20160152	NORWICH PROPERTIES LLC	02/29/16
2-22-16 sb Piles of trash behind apartment building. Certificate, follow up 2-29-16.				

2-29-16 sb Trash gone. Close.

810 RACE ST W PROPERTY MAINTENANCE 02/23/16 06/22/16
N/A 20160156 BESS, ERIC
2-23-16 sb Garage needs painted and roof completely replaced; it has a huge hole in it. Friendly letter, follow up 5-13-16.

1001 RACE ST W PROPERTY MAINTENANCE 02/23/16 06/22/16
N/A 20160158 WANN, HEATHER
2-23-16 sb Friendly letter. Garage needs painted and the roof on garage needs replaced. Follow up 5-13-16.

1010 RACE ST W TRASH & DEBRIS 03/01/16 06/29/16
N/A 20160176 MITCHELL, TED
3-1-16 sb Board by garage, 2 tires, old table, toilet in back yard. Called Ted. He is in Florida. He will have his son-in-law clean it up. The boards will be dealt with by 3-25-16.

1014 RACE ST W TRASH & DEBRIS 03/01/16 03/01/16 06/29/16
20160177 SCHONDELMYER, JASON
3-1-16 sb Misc. trash along the fence. Certified, follow up 3-9-16.

1018 RACE ST W TRASH & DEBRIS 03/01/16 03/01/16 06/29/16
N/A 20160179 BENNING, WILLIAM
3-1-16 sb Loose trash in yard, pile of brush in yard. Certificate, follow up 3-8-16.

1018 RACE ST W FENCE PROBLEMS 03/01/16 06/29/16
N/A 20160178 BENNING, WILLIAM
3-1-16 sb Fence missing a lot of boards. There are actually two fences up against each other on the alley side. Once is wood, one is chain link. Friendly repair letter sent. Follow up 5-13-16.

507 RIDGE AVE S TRASH & DEBRIS 03/01/16 03/01/16 06/29/16
N/A 20160180 HUBER, DEAN
3-1-16 sb Tire by garage. Certificate, follow up 3-8-16.

928 WHEELER ST PROPERTY MAINTENANCE 02/23/16 06/22/16
N/A 20160159 MUMFORD, CHAD
2-23-16 sb Friendly letter. Garage needs painted. Follow up 5-13-16.

1007 WHEELER ST TRASH & DEBRIS 03/01/16 03/01/16 06/29/16
20160175 WEAVER, ALENA
3-1-16 sb Broken PVC pipe along the alley. Certificate, follow up 3-8-16.

1018 WHEELER ST PROPERTY MAINTENANCE 02/23/16 06/22/16
N/A 20160157 GODIN, GARY
2-23-16 sb Friendly letter. Garage roof and trim needs repaired. Garage needs painted. Follow up 5-13-16.

CITY OF TROY - WARD SIX
VIOLATIONS BY ADDRESS

2513 ST ANDREWS DR FENCE PROBLEMS 02/11/16 06/10/16 02/22/16
KINGS CHAPEL 5 20160137 CREATIVE LIVING SYSTEMS LL COMPLETED
2-11-16 sb Notified Mike Sowders of Roof Tech 937-76-8793, that he installed the fence incorrectly on the Kings Royal side. We had previously talked about this property and that the fence along Kings Royal, if it was going to be 6', couldn't come out past the side of the house. He is approximately 5' away from the back of the sidewalk with a 6' tall fence. He asked why the guy across the street had a 6' fence in the front yard - this was before our regulations, and why the guy on the corner of Kings Chapel and St Andrews had a brand new fence that was 6' tall and in the front yard - this guy replaced an old existing 6' tall fence and put the new one in the exact same place as the old one. He said he was going to do some checking and make sure I'm treating him fairly. I told him I don't treat anyone differently, I enforce everything the same.

2-11-16 sb Mike Sowders of Roof Tech left me a message. He has ordered the 42", picket type fence and they will change out the fences tomorrow. Follow up 2-16-16.
2-22-16 sb Fence now in compliance. Close.

20 TROY TOWN DR	SIGN VIOLATIONS	02/23/16	06/22/16	02/29/16
		20160154	FRISCH'S RESTAURANTS, INC. COMPLETED	
2-23-16 sb Tel Collette, Manager. They have a temporary freestanding sign on their lot next to the tree on the inside of the lot. Asked her to remove, she said she will. Follow up 2-25-16.				
2-29-16 sb Sign gone. Close.				

March 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 <i>11:00 a.m. Park Board</i>	2	3	4	5
6	7 <i>7:00 p.m. Council</i>	8	9 <i>3:30 p.m. Planning Commission</i>	10	11	12
13 <i>Don't Forget To Spring Forward</i> 	14	15	16 <i>4:00 p.m. Rec Board @ Hobart Arena</i>	17 <i>Happy St. Patrick's Day</i> 	18	19
20	21 <i>7:00 p.m. Council</i>	22	23 <i>3:30 p.m. Planning Commission</i>	24	25 <i>Good Friday City Offices Open</i> 	26
27 	28	29	30	31		

March 2016

Monthly Planner

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																										
<div>February</div> <table> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td></td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> <tr><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> <tr><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr> <tr><td>28</td><td>29</td><td></td><td></td><td></td><td></td><td></td></tr> </table>		S	M	T	W	T	F	S	1	2	3	4	5	6		7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29						1 7:15 AM - 10:00 AM FREESTYLE 3:00 PM - 3:45 PM FREESTYLE 4:00 PM - 5:30 PM JR CLUB 5:45 PM - 6:35 PM IP 6:45 PM - 7:35 PM MITES GD/BL 7:50 PM - 11:30 PM CANES & PUCKS	2 7:00 AM TAKE OUT GLASS AND COVER ICE 2:00 PM TAPE FLOOR 3:00 PM - 7:00 PM SOME LOAD IN	3 8:00 AM - 12:00 PM SET UP PIPE & DRAPE 12:00 PM - 10:00 PM VENDOR LOAD IN	4 8:00 AM - 12:00 PM VENDOR LOAD IN 2:00 PM - 7:00 PM HOME SHOW	5 11:00 AM - 7:00 PM HOME SHOW
S	M	T	W	T	F	S																																										
1	2	3	4	5	6																																											
7	8	9	10	11	12	13																																										
14	15	16	17	18	19	20																																										
21	22	23	24	25	26	27																																										
28	29																																															
6 11:00 AM - 5:00 PM HOME SHOW 5:30 PM VENDORS LOAD OUT	7 10:00 AM VENDOR LOAD OUT 11:00 AM PIPE & DRAPE OUT 5:15 PM - 6:30 PM SKATE W/US 7:30 PM - 9:00 PM RAPP	8 7:15 AM - 10:00 AM FREESTYLE 12:30 PM - 2:30 PM HOMESCHOOL 3:00 PM - 3:45 PM FREESTYLE 4:00 PM - 5:30 PM JR CLUB 7:50 PM - 11:30 PM CANES & PUCKS	9 7:15 AM - 10:00 AM FREESTYLE 10:30 AM TAKE GLASS OUT EXCEPT NORTH EAST TALL GLASS	10 7:15 AM - 10:00 AM FREESTYLE 10:00 AM - 10:30 AM PRESCHOL 3:00 PM - 3:45 PM FREESTYLE 4:00 PM - 5:30 PM JR CLUB 5:30 PM - 6:45 PM SKATE W/US START SETTING UP FOR CONCERT	11 MIRAGE: FLEET-WOOD MAC	12																																										
13	14 SETTING UP FOR CIRCUS - PUT NORTH WEST TALL GLASS BACK IN	15 6:30 PM JORDAN CIRCUS	16 TEARDOWN FROM CIRCUS AND START SETTING UP FOR CONCERT	17 THIRD DAY AND BRANDON HEATH	18 7:00 AM FINSH TEARDOWN FROM CONCERT 2:30 PM - 7:30 PM FREESTYLE & TSC	19 10:15 AM - 12:15 PM TSC 12:15 PM - 1:15 PM TSC FUNDRAISER 2:00 PM - 4:00 PM FRANKLIN MONROE PTO 6:00 PM - 9:00 PM LIGHT-HOUSE FUNDRAISER																																										
20 9:00 AM - 10:00 AM THOMPSON	21 7:15 AM - 10:00 AM FREESTYLE 2:30 PM - 5:00 PM FREESTYLE 5:15 PM - 6:30 PM SKATE W/US	22 7:15 AM - 10:00 AM FREESTYLE 3:00 PM - 3:45 PM FREESTYLE 4:00 PM - 5:30 PM JR CLUB 6:45 PM - 7:30 PM INTRO TO HOCKEY 7:50 PM - 11:30 PM CANES & PUCKS	23 7:15 AM - 10:00 AM FREESTYLE 12:30 PM - 2:30 PM ANNA SCHOOL 6:45 PM - 7:30 PM INTRO TO HOCKEY	24 7:15 AM - 10:00 AM FREESTYLE 10:00 AM - 10:30 AM PRESCHOL 3:00 PM - 3:45 PM FREESTYLE 4:00 PM - 5:30 PM JR CLUB 5:30 PM - 6:45 PM SKATE W/US 6:45 PM - 7:30 PM INTRO TO HOCKEY 8:00 PM - 9:30 PM RAPP	25 7:15 AM - 10:00 AM FREESTYLE 2:30 PM - 7:30 PM FREESTYLE & TSC	26 10:15 AM - 12:15 PM TSC																																										
27 CLOSED FOR EASTER!!!	28 7:15 AM - 10:00 AM FREESTYLE 2:30 PM - 5:00 PM FREESTYLE 5:15 PM - 6:30 PM SKATE W/US	29 7:15 AM - 10:00 AM FREESTYLE 3:00 PM - 3:45 PM FREESTYLE 4:00 PM - 5:30 PM JR CLUB	30 7:15 AM - 10:00 AM FREESTYLE	31 7:15 AM - 10:00 AM FREESTYLE 10:00 AM - 10:30 AM PRESCHOL 3:00 PM - 3:45 PM FREESTYLE 4:00 PM - 5:30 PM JR CLUB 5:30 PM - 6:45 PM SKATE W/US 7:30 PM - 9:00 PM RAPP	<div>April</div> <table> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td></td></tr> <tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr> <tr><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td></tr> <tr><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td></tr> </table>		S	M	T	W	T	F	S					1	2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
S	M	T	W	T	F	S																																										
				1	2																																											
3	4	5	6	7	8	9																																										
10	11	12	13	14	15	16																																										
17	18	19	20	21	22	23																																										
24	25	26	27	28	29	30																																										